

# City of Mount Clemens - Public Forum

Thursday September 27th, 2007 - 10am to 9pm  
Anton Art Center - 125 Macomb Pl, Mount Clemens, MI 48043

PUBLIC FORUM



● Join us for a public forum focused on creating a vision for the future of Mount Clemens.

*The Master Plan will provide a blueprint of how your community will grow.*

*...Because the Master Plan drives decisions made by elected and appointed officials, it is essential the voice of residents is incorporated into the vision.*

The City of Mount Clemens is in the process of updating its Master Plan (the Plan). The Plan will provide a blueprint consisting of maps, policies, goals, and objectives of how your community will grow. The Plan includes vision statements for the community and proposes action steps to reach that vision. The Plan will become a basis for establishing policies and ordinances, and may respond to legal challenges to restrictions on land use. Because the Plan drives decisions made by elected and appointed officials, it is essential that the voice of residents is incorporated into the vision.

**We need your help!** Please bring your family, friends, and neighbors to the Anton Art Center **any time between 10am and 9pm** to express your views and perspectives on future land uses. You will have the opportunity to share opinions on the success of past endeavors and what action steps should be considered for improvement. Discussions may include such topics as enhancing the use of the Clinton River, ideas to improve the quality of life in our neighborhoods, or the future of our commercial corridors. For more in-depth information, there will be two identical presentations regarding the Master Plan at 1pm and 6:30pm. These presentations will further describe the purpose of the Master Plan, outline what has been accomplished and what is planned for the future.

The forum will be held on Thursday September 27, 2007 between 10am and 9pm at the Anton Art Center - 125 Macomb Pl, Mount Clemens, MI. Free Parking will be provided in the North Roskopp Lot, directly behind the building. Light refreshments will be served. Please contact us if you have questions or will require special assistance during the forum. 1 (800) 555-5555 or [www.masterplan.com](http://www.masterplan.com)

*Your participation is an important part of your city's future!*

# Mount Clemens Comprehensive Land Use Plan Update

## Public Forum. Thursday September 27, 2007

*This one-day public forum will provide the City, local stakeholders and the general public the opportunity to provide direct input into a blueprint for how Mount Clemens should grow in the future and ways to enhance the quality of life in the City. The forum is intentionally designed to be flexible enough to accommodate the public's needs, while structured enough to gain input on important topics.*

*The public forum will be held at the Anton Art Center beginning at 10:00 am and lasting through 9:00 pm. Two formal presentations are scheduled for 1:00 and 6:30 pm that will outline the timeline for updating the City's vision and revising land use plans for Mount Clemens. The presentations will be followed by two group exercises geared toward gathering information on the community's goals for the future. Residents can come at their leisure and stay as long as they would like. A top taxpayer meeting regarding the comprehensive plan will take place prior to the public sessions from 7:30 to 9:30 am.*

*In addition to the formal presentations and exercises, the public forum will include a variety of informational topics at stations throughout the Art Center. Each station will feature a specific topic, such as enhancing use of the Clinton River, and will outline what has been accomplished and what is planned. Residents will be able to share opinions on the success of past endeavors and what action steps should be considered for improvement. A questionnaire that specifically targets the public's opinions regarding land use will be distributed throughout the forum. Those unable to attend the forum will have the opportunity to share opinions through the questionnaire that can be downloaded on the City's website or mailed by request.*

*Elected and appointed officials, City staff, and consultants will be on hand throughout the day to answer questions. The public will be notified about the forum via; direct mail postcards, cable station announcements, community posters and table tents, City newsletter announcement, and the City website. The public will have the opportunity to get more information via the Comprehensive Plan Website and 1-800 phone number (in Progress).*

### The Comprehensive Plan

A Comprehensive Plan provides a blueprint consisting of maps, policies, goals and objectives for how a community will grow in the future. The Comprehensive Plan, also known as the Master Plan in many communities, is a document required by state statute that includes vision statements for the community and proposes action steps to reach the vision. The plan is important because it is the basis for establishing policies and ordinances, and responding to any legal challenges to restrictions on land use. Because this document drives decisions made by elected and appointed officials, it is essential that the voice of the residents is incorporated into vision statements.

The Comprehensive or Master Plan also serves as the basis for regulations found in the City's Zoning Ordinance. This ordinance impacts how properties can be used, both residential and commercial. It defines where certain types of uses can be located and it determines the placement of buildings on those properties. It also regulates items such as fences, accessory buildings i.e. garages, signage, and a myriad of other restrictions that impact everyday citizens, as well as developers.

### Agenda

**Thursday September 27, 2007  
7:30 am - 9:00 pm**

**Top Taxpayer Meeting .....7:30-9:30am**  
Networking.....7:30-8:00 am  
Comp. Plan Presentation.....8:00-8:30 am  
Taxpayer Input Session.....8:30-9:15 am  
Q & A.....9:15-9:30 am

**Steering Committee Training.....9:30-10am**

**Public Open House.....10:00 am-1:00 pm**  
Land Use Category Stations  
Informational Display Boards  
Consultants on hand for Q & A

**Comp. Plan Presentation.....1:00-1:30 pm**  
Group Exercise No. 1.....1:30-2:00 pm  
Group Exercise No. 2.....2:30-3:00 pm  
Q & A.....3:00-3:15 pm

**Public Open House.....3:15-6:15pm**  
Land Use Category Stations  
Informational Display Boards  
Consultants on hand for Q & A

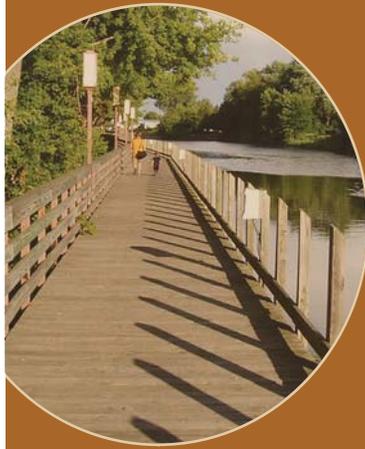
**Comp. Plan Presentation.....6:30-7:00 pm**  
Group Exercise No. 1.....7:00-7:30 pm  
Group Exercise No. 2.....7:30-8:00 pm  
Q & A.....8:00-8:15 pm  
Land Use Category Stations.....8:00-9:00 pm

*All activities will be held at the Anton Art Center at 125 Macomb Pl, Mount Clemens, MI*

*Light refreshments will be served.*

*Free Parking in the North Roskopp Lot, directly behind building.*

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focused on creating a vision for  
the future of Mount Clemens!*



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**Mount Clemens Public Forum  
Assets and Concerns by Land Use**

Enforce maintenance and upkeep	7		X			X								
Sheriff dept. response too slow				X										
Affordable housing important			X											
Oppose residential in place of City Hall - even with access. We'll be looking into their houses			X			X								
Renters pay property taxes too!												X		
Limit # of people in residential/rentals			X											
Elimination/Revision of NB&SB Gratiot								X						
Taxes on rentals or have incentives to renovate/change to single family												X		
Need mid-rise, hi-rise market rate housing in key areas			X											
Move city office to N. end of town, keep greenspace for public use			X			X	X							
Teenage crime				X										
Non-conforming structures are built				X										
We need to build homes up			X				X							
We need to build homes for seniors			X				X							
Bar noise should be lowered at late night	7			X										
Need more street light	9						X							
Stop signs needed instead of Yield signs	9							X						
Vacant properties/house - kids playing inside	9		X											
Strictly enforce residential infill ordinance			X											
Too many rental homes			X											
Absentee landlords - trespassing issues - no accountability. City responds but tickets do not change behavior	3		X											
Individual historic designation - districts constrict property rights too much	7	X												
Better street lighting	7							X						
Alleys need to be closed or controlled where appropriate	7					X		X						
Litter/trash control from young kids who are not monitored				X		X		X						
Can we do something about paint smells from DuPont?			X			X								
Noise from bar patrons/revelers spills into residential areas, downtown patrons parking in residential areas				X				X						
Residential historic development by property owner without "district" oversight		X	X											
Eliminate boats and trailers in residential in Seminole Hills			X											
<b>Totals</b>		15	24	14	0	22	6	5	0	0	2	1	4	

**General Comments/Suggestions**

Should assess rentals on comparative rental assessments											X			
Financial incentives to convert rentals to home ownership	7													X
Reestablish neighborhood improvement program: permit fees forgiven, discounts at lumber yards			X								X			
Permits - time requirements should be relaxed for homeowners doing own work	7		X											
More aggressive blight enforcement	3		X											
Investigate incentive for historic restoration/preservation [like] Savannah and Charleston	3				X	X								
Landlords need to be made more responsible for their tenants	3		X											
Number of rentals have to be controlled	7	X												
Put regulations in place and strictly enforce [related to kennel comment in Concerns]	7	X	X											
"PR" - What is the ID for the city														X
"Roses" A symbol for historic Mt. Clemens. How could it be incorporated into residential community - literal? Actual roses planted or as an icon for the city						X								
Bath history used as well, not just as an icon but used as a business.														X
Historic District not able to be b/c buildings have been altered too many times		X	X			X								
Refill historic district application with SHPO		X				X								
Need several historic districts		X				X								
Give/direct code of conduct for rental residents			X	X										
Complete consolidation with surrounding communities ex. Clinton Township because we are surrounded by it														X
Sidewalk repairs scheduled vs. being done at transfer of ownership													X	
Thicken sidewalk pavement at driveways													X	
<b>Totals</b>		5	7	1	4	2	0	0	0	0	2	2	4	

**Recreational, Cultural and General Public Services**

Assets	Response Category												
	Zoning	Code Enforcement	Law Enforcement	Historic	Aesthetics	Amenities	Auto Traffic	Pedestrian Circulation	Parking	Tax/Fee Revenue	City Services	Other	
"I love our library." I can walk to it from my house. Library is a melting pot for the city.											X		
Art center is a great asset							X						
YMCA is an asset							X						
Churches are an asset							X						











**Mount Clemens Public Forum  
Assets and Concerns by Land Use**

Lofts downtown														
Condos for Baby Boomers - take the place of parking lots			X								X			
Grocery Market							X							
Light rail - parking on outside of city							X	X		X				
Bikeway trail link to county system										X				
"Capture the Student" continuing education													X	
Savannah, Georgia - historic homes - research					X									
Explore moving City Hall next to fire dept. add +/- 15K SF - parking existing							X							
Move farm. Market to downtown Friday/Saturday							X							
<b>Totals</b>			5	0	0	1	0	11	4	1	3	1	0	1

**Industrial**

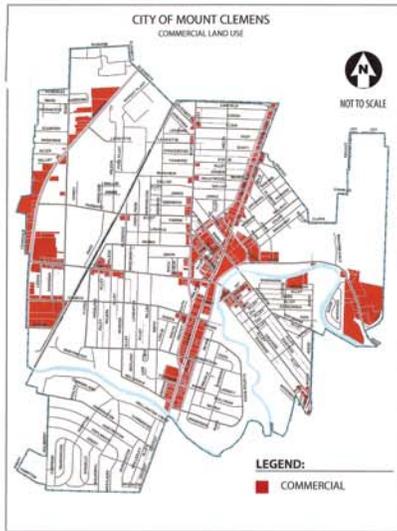
What do you believe are the greatest commercial assets in Mt. Clemens?  
What are your greatest concerns for business in the city?

Assets		Response category												
		Zoning	Code Enforcement	Law Enforcement	Historic	Aesthetics	Amenities	Auto Traffic	Pedestrian Circulation	Parking	Tax/Fee Revenue	City Services	Other	
DuPont plant great taxpayer														X
Coexist - Industry working w/ residential		X												
DuPont and small shops														X
Our workforce														X
<b>Total</b>		1	0	0	0	0	0	0	0	0	0	0	0	3

Concerns		Response category												
		Zoning	Code Enforcement	Law Enforcement	Historic	Aesthetics	Amenities	Auto Traffic	Pedestrian Circulation	Parking	Tax/Fee Revenue	City Services	Other	
"Screening" EN Housing (Hubbard) - to adjacent residential			X											
Buffer industrial from the neighborhoods	9	X												
Ensure industrial is properly cleaned up and maintained	9		X											
Loss of industrial base														X
It would be great if industry was a provider of jobs for locals (i.e., a place for a M.C. high school graduate to work)														X
Toxic emissions from DuPont?	2		X	X										
Not much room left for industry to grow (area near railroad is a natural fit)	2	X												
Revisit composting program (currently shelved) as a new industry	2													
Water and sewer plants have excess capacity - opportunity to service surrounding communities	2										X	X		X
Toxic/smelly fumes from DuPont	3		X	X										
Don't want polluting industry in backyard	3	X												
What is going to happen to vacant industrial areas that are for sale? Revitalize - any Brownfields proposed?		X									X			
Mary St. & Surrounding areas - industries not keeping up property well			X											
Can city eliminate unoccupied old light industrial buildings?		X												
Redevelop vacant industrial areas: need tax base, too much land sitting idle		X												
Need more industrial. Residents should not have to shoulder burden of poor tax base											X			
Lots fronting RR property should be industrial		X												
Need job generators														X
<b>Total</b>		8	4	2	0	0	0	0	0	0	4	2		3

General Comments/Suggestions		Response category												
		Zoning	Code Enforcement	Law Enforcement	Historic	Aesthetics	Amenities	Auto Traffic	Pedestrian Circulation	Parking	Tax/Fee Revenue	City Services	Other	
Encourage industry - they pay taxes	7											X		
Encourage more unique/creative shops in outlying areas														X
2/3 neighborhoods and 1/3 industry in many residential areas - finish off the neighborhood: Nice brick homes, then down the street are warehouses		X												
Take advantage of China's manufacturing scandals (lead paint in toys, etc.) and start a new high-quality local industry - such as toymaking														X
Create a legacy industry														X
Supplier park - create one as an infill to vacant industrial land		X												
Now that Ford Motor or DuPont don't have the need to have Lafayette closed today! have them reopen this street for an East-West needed street to M-97 and the city rec center for the people going to vote, or to a ball game would no longer haft to go [sic: have to go] out on to M-97 to get their [sic: there]! Also the kids could walk to the ball field from the North end. Take out the office of this plant for the people who live in Mt. Clemens	3	X						X	X					
Rebirth local historic industries ex. Tile (homage to Mt. Clemens Pottery), canning/processing of local farm products, glass/art glass														X
Tax incentives to keep threatened industries														
<b>Total</b>		3	0	0	0	0	0	1	1	0	0	0	0	4

# Commercial



- What do you believe are the greatest commercial assets in Mount Clemens?
- What are your greatest concerns for business in the city?

✓ (C) play-up the Riverwalk & connection to the Downtown Commercial  
↳ use it more (9)

✓ (A) Y.M.C.A. (9)

✓ (A) Art Center (9)

(C) We need a grocery store! (3)

✓ NEED TO REDEVELOP FORMER 'FARMER JACK' - MORE IDLE LAND  
- THIS AREA TIES INTO VACANT INDUSTRIAL LAND ON MARY STREET.

✓ NEED TO REZONE VACANT OFFICES TO CREATE ADDITIONAL RESIDENTIAL DWELLINGS DOWNTOWN.

✓ Riverwalk w/ Restaurants & shops (Jewelry, T-shirt...) (San Antonio, TX)

Encourage more residential dev. EX. ↳ too expensive how for people to do downtown  
Entry → North M.C. bookstore ↳ cater to seniors

(C) Supermarket ↳ Neighborhood-based ✓ More live music (C) Attendance in clubs less than used to be.

(C) Replace trees on city property - taking down more trees than replacing.

(G) NEED MORE RETAIL (i.e. HARDWARE) downtown - TOO MANY BARS/RESTAURANTS w/ ALCOHOL (7)

(G) NEED REASONABLY PRICED CLOTHING STORES (7)

(C) IMPROVE GATEWAYS (7)

✓ (G) NEED GROCERY STORE (7)

## COMMERCIAL

- PARKING STRUCTURE W/ 1<sup>st</sup> FLOOR RETAIL
- KEEPING STRUCTURES OPEN.
- TIE INTO LOCAL TRAILS - CONNECTIONS, CONTINUE BOARDWALK
- SPRUCE UP CITY ENTRANCE
  - COMMERCIALIZE PROPERTY.
- CONVERT RENTALS TO SINGLE-FAM. (INCENTIVE)
  - CITY ACTIVE ROLE ← →
- SPRUCE UP RIVERFRONT ACROSS COUNTY BLDG (S. SIDE CASS)
- CAPITALIZE RIVERFRONT
  - ↳ RECREATIONAL
- ASSET - BEING THE COUNTY SEAT (COURTS, REGISTER OF DEEDS etc)
  - ↳ HIGH-PROFILE CASES - WE ARE ON T.V.
- CONCERN - PARKING - STRUCTURE?

① make improvements to the gateways into the City but make sure that it is properly maintained

② west side of grant between wellington and Harrington needs updating and cleaning. Better commercial. eliminate boats and trailers in residential in remembrance hills.

③ Identify, promote Commercial historical Resources in the DOWNTOWN AREA AS WELL AS neighborhoods

④ Residential & Commercial - always rebuild before demolition

⑤ business & property owners need to look at architectural integrity & potential when renovating Structures

NEED to BETTER PROMOTE HOW NICE MOUNT CLEMENS IS.

- STOREFRONTS + BUSINESSES NEED TO BE UPDATED

- I / Ten View Tenants Leaving o FFicos o F MC.

- Ⓒ no empty downtown stores ⑦
- Ⓒ need a couple upscale new restaurants ⑦
- Ⓒ need more cooperation between city govt, library, hospitals, businesses, historical society, art center, SANG Base  
↳ cooperation & joint marketing of cultural activities ⑦
- Ⓐ leverage City's history ⑦
- Ⓐ has a historic downtown  
↳ leverage City as being cultural capital of Macomb County ⑦
- Ⓒ adjacent adequate parking ③
- Ⓐ walkable commercial ③
- Ⓐ appreciates neighborhood commercial ③
- Ⓒ Gratiot is a mixed bag of attractive & less attractive Commercial ③

① need more retail in Downtown ⑦  
↳ destination retail

Commercial

① moratorium on bars/liquor establishments ⑦

① no need for new City Hall  
↳ needs more evidence to make up one's mind ⑦

① can't see need for \$200K lofts in the City ⑦

① NEED MORE STORES / NEED SIGNATURE STORE  
TO BRAD

① NEED RESTROOMS IN DOWNTOWN.

① likes having neighborhood commercial  
↳ would like more commercial ⑦

① Dial-a-ride takes longer than driving ⑦

① Walkability is an asset ⑦

① Require sidewalks to be shoveled during  
winter ⑦

① Retain City Manager form of gov't. ⑦  
↳ reduces politics in running the City

① Commissioners are volunteers doing work for  
benefit of the City - & receive token compensation

- ① Promote historic resources including St. Joe's Hospital  
 & the bathhouse structures & era.

Need a grocery store within walking distance  
 ↳ FRUIT MARKET - UPSCALE

- NEED SMALL SHOPS DOWNTOWN - NOT CHAINS
- ② ↳ LARGE TURN-OVER FOR SMALL BUSINESSES

① 'CHOCOLATE SHOP' BEST COMMERCIAL ASSET

↳ GETS MONEY FROM MT. C & OUTSIDE  
 ↳ CHOCOLATES MADE IN MT. C.

② ~~ART~~ 'ART-O-CRAFT' - HIGH-END HALLMARK - GREAT ASSET  
 ↳ CHRISTMAS/WEDDING GIFTS

- NEED MORE PEOPLE - MORE BUYERS TO SUPPORT SHOPS.

↳ BE A DESTINATION: LOCAL SENIOR CITIZEN TRIPS

- PROMOTION: : BRING PEOPLE IN TO CITY.

- FESTIVALS - CHRISTMAS TIME (LAST YEAR)

- MUSIC

- STORY TELLING

- DECORATED EMPTY STORE FRONT

- ENCOURAGE SPONTANEOUS ART

③ POLITICAL LEADERSHIP NEEDS TO CHANGE BECAUSE THEY'RE  
 CRITICAL OF OTHERS AND NOT ACCEPTING.

- MURIAL ON BUILDINGS - ZONING TO ALLOW THIS.

④ SCHOOLS POOR

- MORE/IMPROVE PARKS

- MORE RETAIL: POTTERY, GLASS, ETC

↳ CATER TO THE PUBLIC

Commercial

- ① Keep Commercial & residential separate ⑨  
↳ except for existing
- ① Commercial & residential along
- X2 Gratiot needs to be cleaned up ⑨
- ⑨ Walkability of town to the banks & restaurant
- ① traditional commercial & retain historic facades ⑨
- ① want commercial to look commercial in the commercial districts ⑨
- ① want more neighborhood commercial ⑨
- ① want sushi downtown ⑨
- ① walk & drive - depending upon store & location
- ① Downtown is an asset for the City ⑦
- ① Would like well designed neighborhood commercial
- ① Would like to see a grocery store (midsize) in MC ⑦



Ⓐ Walk dog - waste stations.

Ⓒ Pulling out - lack visibility on Main St. from Parking Lots  
- Court house getting out

Ⓔ Bar scene - don't want to walk downtown at night.

Ⓐ Develop "entertainment core" → Not through out CBD  
(restaurant/bars)

Ⓐ tie into existing facilities → school theater (High School)  
"Cafeteria"

Ⓐ Need 2 more parking structure → Retail on first floor  
City lease to help pay for system.  
↳ open late

◦ Use open parking lots to develop

Ⓔ Cass - turn into one-way  
| Hubbard → turn into one-way (opposite of Cass)  
↳ keep traffic controlled & prevent development to 5 lane rd.

Ⓔ Law offices on 2<sup>nd</sup> & 3<sup>rd</sup> floors (office space)  
↳ w/ Retail on bottom floor.

Ⓔ Move housing downtown

· B/w N & S. Gratiot B/w Louise & town  
Turn into business District → Mixed Use

(A) Walkability (C) But more seating

(2) More businesses closing rather than opening

(3) Like to see sushi bar, bookstore, open space

A) Historic Housing Stock.

C) Every thing is a destination, nothing to keep you there.

(C) TRAFFIC CONFUSION - turned around.

(C) PARKING ORGANIZATION & CONSISTENCY

(C) BETTER ORGANIZATIONAL PARTNERSHIPS & COOPERATION  
- PARTNERSHIPS BETWEEN CHURCHES, BUSINESSES & GOVT. }  
SCHOOLS

(C) LADIES PUBLIC RESTROOMS  
Grand Meigs.

(C) DEPT. STORE / Grocery / Theatre / DANCE and ART STUDIOS  
SPECIALTY STORES

(C) Streetscape uneven paving.

(C) Parking costs !!! - Parking tickets !!! meters,  
(expensive) - affecting Art Center / shopping / volunteers  
multiple people - 35 people (group) Detroit Society Women  
Painters & Sculptors

LOFTS DOWNTOWN

(C) High-density retail

(C) Get rid of the DDX. → town gone downhill

(C) People from outside town coming in and making changes. → Making money off the town & taking it else where

(C) Ball Park - past proposal across from YMCA didn't go through  
• Light rail → parking on outside of city  
• Condos for Baby Boomers - take the place of parking lots  
• Grocery Market.

Downtown

(C) + EXTERIOR MAINTENANCE - NO up keep

(C) ABSENT LANDLORDS

(A) HAVE A DOWNTOWN

(A) GOOD HOMESTOCK

(A) RIVER

(C) "County" non taxable property

(C) Promote Businesses.

(C) NO CONDOS/LOFTS ON WATERFRONT

(A) Comfortable downtown

(A) Sense of Security

(A) historic charm.

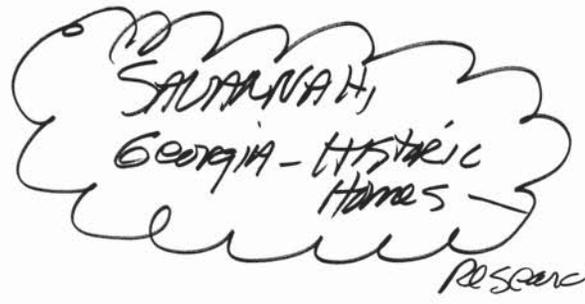
(A) WALKING environment

(C) retail/commercial diversity  
Needed

(C) downtown businesses open later  
(at night)

(A) Restaurants

(C) public parking costs.



(A) <sup>NEED</sup> NOW Resident income tax

(C) Regional Competition - Retail/Commercial

(C) general residential upkeep -  
pick up trash / mow / weed.

(A) Bikeway/trail link to  
County System,

(A) Downtown is a destination  
~~from~~ connect to Regional  
Transp.

(C) Downtown University  
"Land Use"

(A) "capture the student"  
Continuing Education

(C) - different types of shops  
specialty stores / retail

(C) - no vacant stores

(C) - City income tax - city / county  
Bldgs downtown

9.27.07  
7:10pm

## DOWNTOWN

- EXPLORE MOVING CITY HALL ~~TO~~ NEXT TO FIRE DEPT  
ADD.  $\pm$  15,000 SF. ~~ADD~~ - PKG EXISTING
- TOO MUCH EMP. ON MACOMB PLACE NOT ON GRATIOT
- GOOD FARMERS MARKET
- NO COMMERCIAL DOWNTOWN
- NEED DEPARTMENT STORE / more retail (wholesically)  
FURNITURE STORE
- MOVE FARM. MARKET TO DOWNTOWN  
FRIDAY / SATURDAY

# Recreational, Cultural & General Public Services



- What recreational, cultural and general public places are the greatest assets in Mount Clemens?
- What are your greatest concerns for these places?

© more cultural arts

© cleaner water, recreational opportunities - keep

Ice skating. © Need traditional recreation - swings

Need City recreation program

Maintain Historic Awareness/Identity

Regional - co-operative programs re recreation w/ surrounding govts (townships)

Keep festivals & maintain "family" aspect, ie Wolcott mills petting farm.

Keep painted fire hydrants

Vandalism/Crime in public areas/parks or other disturbances - May need age appropriate recreational activities  
ie. skate park for teens, downtown activities for young children.

More urban planning for centralized recreation

Art Center is great asset, YMCA <sup>Asset</sup> (too expensive for some people)

Encourage partnerships - public/private for recreation - reopen Community Center

Churches an asset, parking problem - need to increase

Hard to maintain - expensive to maintain historic businesses

c Keep Cass Ave 3 lanes - resist county's efforts to widen to 5 lanes

Streetscape - Historical / appropriate look for city

- Fix
  - Main street → Cass to Church
  - Esplanade → W. Lawn to Wellesley

Trolley tracks are buried in street - pulling rails as part of street improvement project need not be part of widening.

• Rail transit - restoring street car service should be coupled with regional light rail → than trolleys make sense. Otherwise cute, expensive and unprofitable.

Ⓒ No City Income Tax →

Ⓒ City should demand quality in projects (vinyl-sided condos vs. brick like Royal Oak) or strip mall where Colonial Hotel was.

Ⓒ Super market needed.

Ⓒ Keep public waterfront public  
park w/ trails

Ⓒ More police presence

Noise from bar patrons / revelers spills into residential areas -  
downtown patrons parking in residential areas -

Ⓒ Reinstate city composting program - keep compost in city for residents' use  
~50% of land is owned by tax-exempt entities - All land owners should pay property taxes - ~~should~~ going forward, a parcel that is assessed taxes should continue to pay taxes, regardless of owner

Ⓐ New school administration - keep on new direction

- (A) FARMERS MARKET IS A GREAT ASSET. MORE PEOPLE @ F.M. ON SAT. MORNINGS THAN DOWNTOWN.
- (A) 20K GRANT TO IMPROVE AND EXPAND MARKET.
- (A) FRESH FOOD VOUCHERS ARE USED @ F.M. FOR FOOD (LOW INCOME.)
- (C) NEED EMERGENCY PHONES @ SKATE PARK - CITY OF AUBURN HILLS HAS ONE @ THEIR SKATE PARK. 2 KIDS W/ BROKEN BONES @ SHADY SIDE - NO WAY TO CALL HOME-OR-EMERGENCY. (3)

**(C) SHADYSIDE - H/C ACCESSIBLE PATH FROM PARKING TO 5 SWINGS, PAVILION, SHELTER & OTHER AMENITIES**

(C) Provide (Like Jefferson @ Masonic) → H/C Accessible swings & play equipment

(G) Effective communication / "marketing" of Community Facilities - like the now-closed rec. center. Perhaps it would still be open if more people knew it was there & what it offered

(C) ~~Do~~ Do we still do tours of County Building? Great field trip for school kids (views of city, etc.)

(ID) (C) ~~Resident~~ Sidewalks need replacing & widening - Expand program of curb cuts & dealing with tree roots - H/C Accessibility issue  
 New city hall outside of downtown.

(C) Sidewalk repairs scheduled vs done @ transfer of ownership  
 Sidewalk pav't thickness @ driveways - thicken

Walkability = live community

Sidewalks - meandering vs. dead straight - natural, around trees, etc.

Concern - Drug sales occurring in Wilson Park - evening hours

(C) Public restrooms.

(G) Movie theater in town. - walkable

(A)(G) Mini-parks/pockets plantings that the city planted - great job! Looks good / Warm welcome to the city

(G) Res. Historic development by property owner w/o "district" oversight (Residential)

(C)(G) Co-operation between city & public schools. ~~Wanted~~

(A) - Wilson Park well used

(C) - Shadyside used by greater population

(A) - Continue with outdoor skating (winter) at Wilson + Dortch Parks

(C)(G) recycling pick up at churches. (Services)  
~~same~~ same pick up service as residence

(C) Re open recreation center / for programs / meeting place for groups.

GC - Shadyside park more inviting to whole city  
not just that ~~some~~ adjacent community

G → Need to add in-line skating rink

G → Need to add an aquarium

A YMCA - RECREATIONAL PROGRAM

C NOT ENOUGH COLLABORATION W/ CITY

<sup>Too expensive</sup> - MEMBERSHIP DISCOUNTS TO RESIDENT

- EXPAND & ADD TO PROGRAM WE DO HAVE

A COMMUNITY CLR IS ASSET

C BRING SENIOR PROGRAMMING BACK.

C NEED WALKING TRAILS & PATHS - DO CLUBS FOR WALKING / RUNNING

A YMCA OFFERS SCHOLARSHIPS TO BE MORE AFFORDABLE

C WAYS TO GENERATE MORE INTEREST IN ARTS.

A THINK BARS / RESTAURANT - GREAT ENVIRONMENT

C Recycling program for ~~poor~~ people that can't use the waste management program (LOFTS).

C Recreation Center re-opened -

② Little League Program brought back

Picky Recycling → Recycle pick up everything

③ Canada garbage brought in Macomb County should be stopped

④ Hill should to be run to east/<sup>North</sup>not to west  
(save \$snow in winter) Memorial Park

⑤ Shadyside Park - stage & seating  
 - baseball diamond ~~fixed~~ fixed up.  
 - more events held there  
 - bathrooms - remain open.  
 - public safety program  
 - better basketball separate from skate board

⑥ Live <sup>outdoor</sup> performance - utilize downtown gazebos.  
Theatres come back

⑦ Sidewalks - poor conditions / layout better / more people will walk on them.

⑧ Rec Center centrally located. in the city.

Greenway in the community to use

© Attractions (other than bars) that keep the town open @ night

© Embrass manuf. community - The largest tax payer is not here.

Recreational Center Re-opened (by Dupont)

• USE MARINA AS ECONOMIC STIMULANT.  
• DRAW BOATING "FAMILIES" w/ KIDS.

• RIVERFRONT NEEDS TO BE ~~BETTER~~ MORE ACTIVE.

- Make N.B Gratiot + S.B. Gratiot 2 way streets - not 1 way. Put a blvd. w/ trees in the middle of the street + make it 25 mph.

□ Charter School - Asset to community

□ gay residents are <sup>Accepted</sup> ~~not~~ AS A part of community

□ Disband school district -  
absorbed by

• Clintondale

• L'Ange Cove

• Chippewa Valley

Ⓐ Unique history / culture

Ⓐ remaining historic structures

- Thomas Edison Depot
- Newspapers sold as a bag

Ⓒ loose historic identity

# Residential



- What do you believe are the greatest assets in your neighborhood?
- What are your greatest concerns for your neighborhood?

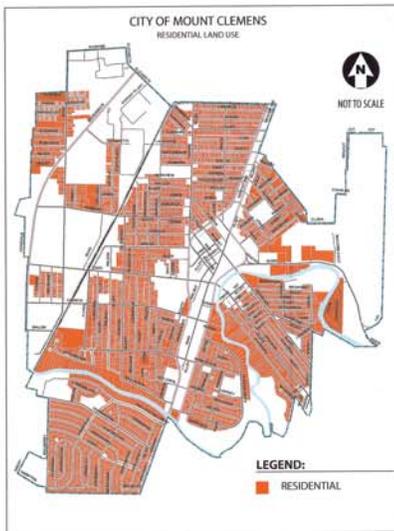
Ⓔ We need more senior homes Ⓔ

Ⓐ I love my neighbors! Ⓐ

Ⓒ The shopping behind my house is noisy Ⓒ

Ⓔ We should be attracting more young people Ⓔ

# Residential



- What do you believe are the greatest assets in your neighborhood?
- What are your greatest concerns for your neighborhood?

\* ~~Walkability~~ (9)

\* ~~Neighborhood Parks~~ (9)

~~Care of Homes~~ (9)

concern: ~~Boat Yard on Michigan~~ (9)

~~Number of rentals in Residential~~ | X2 (9)  
leaves, grass,

~~Upkeep of City properties~~ (9)

~~Unusable vehicles parked on street and yards~~ (9)

~~CAN'T SELL RENTALS - RENTALS OVERASSESSED BY 25%-40%~~

↳ ~~SHOULD ASSESS RENTALS ON COMPARATIVE RENTAL ASSESSMENTS~~

~~TOO LARGE % OF RENTALS.~~

~~ABSENTEE LANDLORDS DO NOT KEEP UP PROPERTY~~ (7) NI

~~SOLUTION: FINANCIAL INCENTIVES TO CONVERT RENTALS TO HOMEOWNERSHIP~~ (7)

~~BLIGHT DUE TO RENTALS~~ (7)

~~NEIGHBORHOOD IMPROVEMENT PROGRAM - RE-ESTABLISH~~  
· PERMIT FEES FORGIVEN  
· DISCOUNTS AT WOODS YARDS

~~PERMITS - TIME REQUIREMENTS SHOULD BE RELAXED FOR HOMEOWNERS DOING OWN WORK.~~ (7)

# Residential

- Number of Rentals have to be controlled (7)

• ABANDONED CARS left on STREET

- unkept properties { uncut grass  
litter }  
Blight (5)

- Residential STREET blocked from traffic going through by basketball hoops / football playing and resulting litter by players (5)

- MORE Aggressive blight enforcement (3)

- investigate incentive for historic RESTORATION / PRESERVATION SAVANNAH & CHARLESTON (3)

# RESIDENTIAL

• Availability of Mixed market housing (11)

- SAFETY, HOMELESS ~~NEEDING~~ NEEDING A PLACE TO BE.

- To many persons wandering around neighborhoods @ night - CRIME (3) C

- Landlords need to be made more responsible for their tenants. (3) C  
↳ The same <sup>rental</sup> houses are being busted for Drugs and other issues!

- All trees need to be trimmed around residential street lights (3) C  
↳ Lack of visibility - ~~more~~ persons walking in streets

- To many "good" Homeowners and Tenants leaving the City (3) C

We need more low income housing, + handicapped accessible housing

- To many vacant / Boarded Homes / Aftering sitting so long why are they <sup>not</sup> demo'd? (3) C

- Not enough Police presence - 4 cars per shift is not enough especially during Bar night or Festivals (3) C

# RESIDENTIAL

~~HISTORIC PRESERVATION - IMPORTANT (7)~~

~~MOVED HERE TO EXPERIENCE URBAN LIVING (BUT NOT "BIG CITY") (3)~~

~~BUY NICE HOUSES FOR THE PRICE (3)~~

~~VARIETY OF HOMES GOOD (3)~~

~~DOWNTOWN WITHIN WALKING DISTANCE (3)~~

~~PARKS MIXED BLESSING - GOOD ASSET BUT TEENAGER HANGOUT (UNSUPERVISED) (3) X2~~

~~SOME ARE USED MORE THAN OTHERS WHY? (3)~~

~~QUIET (7)~~

~~TREES AN ASSET (7)~~

~~(9) LIVES IN A GREAT <sup>family</sup> NEIGHBORHOOD WITH HEALTHY NEIGH-TOUR-TOUR (7)~~

~~TOO MANY CARS / VEHICLES PER PROPERTY (7)~~

~~COMMERCIAL TRUCKS ON STREET (7)~~

~~REGISTERED KENNEL IN NEIGHBORHOOD. WHY (7) ←~~

~~PUT REGULATIONS IN PLACE AND STRICTLY ENFORCE (7)~~

~~(C) Bright / abandoned vehicles - keep up yards (5)~~

~~(C) Demolish vacant house / land assembly for larger development (5)~~

~~(A) Not a lot of industrial encroachment on residential. (5)~~

~~(A) Have rental property - good option for some people (5)~~

~~(C) Rental becomes negative not maintained (5)~~

~~(A) Landlords should have connection to the community~~

~~(A) Some housing has good local value - ~~to~~ people sell to neighbors / next generation~~

~~(C) Need retirement / assisted living facility - close to amenities (7)~~

~~(C) Enforce maintenance & upkeep (7)~~

# RESIDENTIAL

- Sheriff dept response too slow.
- affordable housing important.
- Oppose residential in place of City Hall - even with access we'll be looking into their houses
- renters pay property taxes too!
- limit # of people in residential/rentals
- elimination/revision of NB + SB Gratiot
- taxes on rentals ~~to~~ have incentives to renovate/change to single family
- Need mid-rise, hi-rise market rate housing in key areas.
- move City office ~~office~~ to N. end of town, keep greenspace for public use.

- "ROSES" A SYMBOL FOR MOUNT CLEMENS <sup>HISTORIC</sup> HOW COULD IT BE INCORPORATED INTO RESIDENTIAL/COMM. - LITERAL ACTUAL ROSES PLANTED OR AS AN ICON FOR THE CITY.
- BATH HISTORY ~~BE~~ USED AS WELL. <sup>↑</sup> NOT JUST AS AN ICON. BUT USED AS A BUSINESS.

"PD" WHAT IS THE ~~NO~~ ID FOR THE CITY?

- (A) STRONG COMMUNITY. "PEOPLE" OLDER N'HOOD LAYOUT ~~PROVIDES~~ PROVIDES N'HOOD ENVIRONMENT.
- (A) "I LOVE OUR LIBRARY" I CAN WALK TO IT FROM MY HOUSE. THE LIBRARY IS A MELTING POT FOR THE CITY.
- (C) TEENAGE CRIME;
- (A) DIVERSITY OF HOUSING STOCK. ~~SO~~ HISTORIC/MIDCEN. NEW-CONFORMING STRUCTURES ARE BUILT.
- (C) WE NEED TO BUILD HOMES "UP" <sup>↑</sup>
- (C) WE NEED TO BUILD HOMES FOR SENIORS WE HAVE ENOUGH CHURCHES!

## RESIDENTIAL

- ③ BAR NOISE SHOULD BE ~~LOW~~ ~~AT~~ ~~LATE~~ LOWERED AT LATE NIGHT ⑦
- ③ HISTORIC DISTRICT NOT ABLE TO BE B/C BUILDINGS HAVE BEEN ALTERED TOO MANY TIMES.
- ③ NEED MORE STREET LIGHT ⑨
- ③ STOP SIGNS NEED INSTEAD OF YIELD SIGNS ⑨
- ③ VACANT PROPERTIES/HOUSE - KIDS PLAYING INSIDE ⑨
- ③ <sup>LAWNDALE</sup> ~~THE~~ PARK B-BALL HOOPS TAKEN DOWN - NOW KIDS PLAY IN STREET
- ③ DIVERSE ARCHITECTURE GOOD
- ③ <sup>REFILE</sup> ~~ADPT~~ HISTORIC DISTRICT <sup>APPLICATION</sup> ~~ORDINANCE~~ W/ SH.P.O.
- ③ NEED ~~TO~~ SEVERAL HISTORIC DISTRICTS
- ③ PROMOTE HISTORIC RESOURCES INCLUDING BATH HOUSE STRUCTURES AND ERA
- ③ STRICTLY ENFORCE <sup>RESIDENTIAL</sup> INFILL ORDINANCE
- ③ TOO MANY RENTAL HOMES

## Residential

- ✓ • BOULEVARD ENTRANCE TO NEIGHBORHOOD - (3)  
WELL MAINTAINED. - MOTIVATION TO KEEP UP NEIGHBORHOOD. - VERY WELCOMING.
- ✓ • HOUSES WELL BUILT AND AFFORDABLE.
- ✓ • ADVENTEE LANDLORDS - TRESPASSING ISSUES. - NO ACCOUNTABILITY
- ✓ • CITY RESPONDS - BUT TICKETS DO NOT CHANGE BEHAVIOR.
  
- ✓ • (C) individual historic designation - ~~does~~ district construct property rights too much (7)
  
- ✓ • (a) retain neighborhood schools (7)
  
- ✓ • (C) better street lighting (7)
  
- ✓ • (C) alleys need to be well-controlled &/or closed where appropriate (7)
  
- ✓ • Litter/trash control from young kids who are not monitored
  
- ✓ • Give/direct code of conduct for rental residents
  
- ✓ • Can we do something about paint smells from Dupont?
  
- ✓ • Complete consolidation with surrounding communities ex Clinton Twp because we are surrounded by it

# Industrial



- What do you believe are the greatest industrial assets in your Mount Clemens?
- What are your greatest concerns regarding industry in the city?

✓ DuPont Plant great tax payer

✓ "Screening" EN Planting (Hubbard) - to adjacent residential

✓ Co-exist ~~with~~ → INDUSTRY WORKING w/ Residential

✓ (C) Buffer Industrial from the neighborhoods (9)

✓ (C) Ensure Industrial is properly cleaned up & maintained (9)

✓ DuPont + small shops

✓ (C) It would be great if industry was a provider

✓ (C) loss of industrial base

of local jobs / jobs for locals

✓ (C) Not much room (left) for industry to grow (area near railroad is a natural fit) (2)

✓ (C) Toxic emissions from DuPont? (2)

✓ (C) Revisit composting program (currently shelved) as a new industry (2)

✓ (A) Water & sewer plants have excess capacity - opportunity to service surrounding communities. (2)

✓ ENCOURAGE INDUSTRY - THEY PAY TAXES (7)

✓ (C) Toxic/smelly fumes from DuPont (3)

✓ (C) Don't want polluting industry in backyard (3)

✓ (C) Encourage more unique/creative shops to develop in outlying areas. (C) What is going to happen to vacant industrial areas that are for sale/Reutilize → Any Brownfields proposed?

✓ (C) Too expensive for anything but bars & restaurants to survive in downtown Mt. Clemens. (C) 2/3 Neighborhoods & 1/3 industry in many residential areas. <sup>↑</sup> Take all the neighborhood by house then down street and warehouses. <sub>↑</sub> vice

✓ (C) Many S → Industrial keeping up property well. <sup>↑</sup> & surrounding areas. (4)

# REDEVELOP VACANT INDUSTRY AREAS

- NEED TAX BASE.
- TOO MUCH LAND SITTING IDLE.

CAN CITY ELIMINATE ~~OLD~~  
UNOCCUPIED OLD LIGHT INDUSTRIAL  
BLDG'S?

② NOW THAT FORD MOTOR, OR DUPONT DON'T HAVE THE NEED TO HAVE LAFAYETTE CLOSED TODAY!  
HAVE THEM REOPEN THIS STREET FOR A EAST WEST NEEDED STREET TO M-97 & THE CITY ROCK CENTER FOR  
THE PEOPLE GOING TO VOTE, OR TO A BALL GAME WOULD NO LONGER HAVT TO GO OUT ONTO M-97 TO GET THERE!  
ALSO THE KIDS COULD WALK TO THE BALL FIELD FROM THE NORTH END. ③  
TAKE OUT THE OFFICE OF THIS PLANT FOR THE PEOPLE WHO LIVE IN MT. CLEMENS.

① Need more industrial. Residents should not have to shoulder -  
Burden of poor tax base

⑥ LOTS FRONTING RR PROPERTY SHOULD BE  
INDUSTRIAL

⑦ NEED JOB GENERATORS.

RE-BIRTH LOCAL HISTORIC INDUSTRIES

- TILE (HOMAGE TO MT. CLEMENS POTTERY)
- CANNING / PROCESS LOCAL FARM PRODUCTS
- GLASS / ART GLASS

TAX INCENTIVES TO KEEP THREATENED INDUSTRIES

(A) Our workforce

(G) Take advantage of China manufacturing scandals and start a new high-quality industry - MAKE TOYS

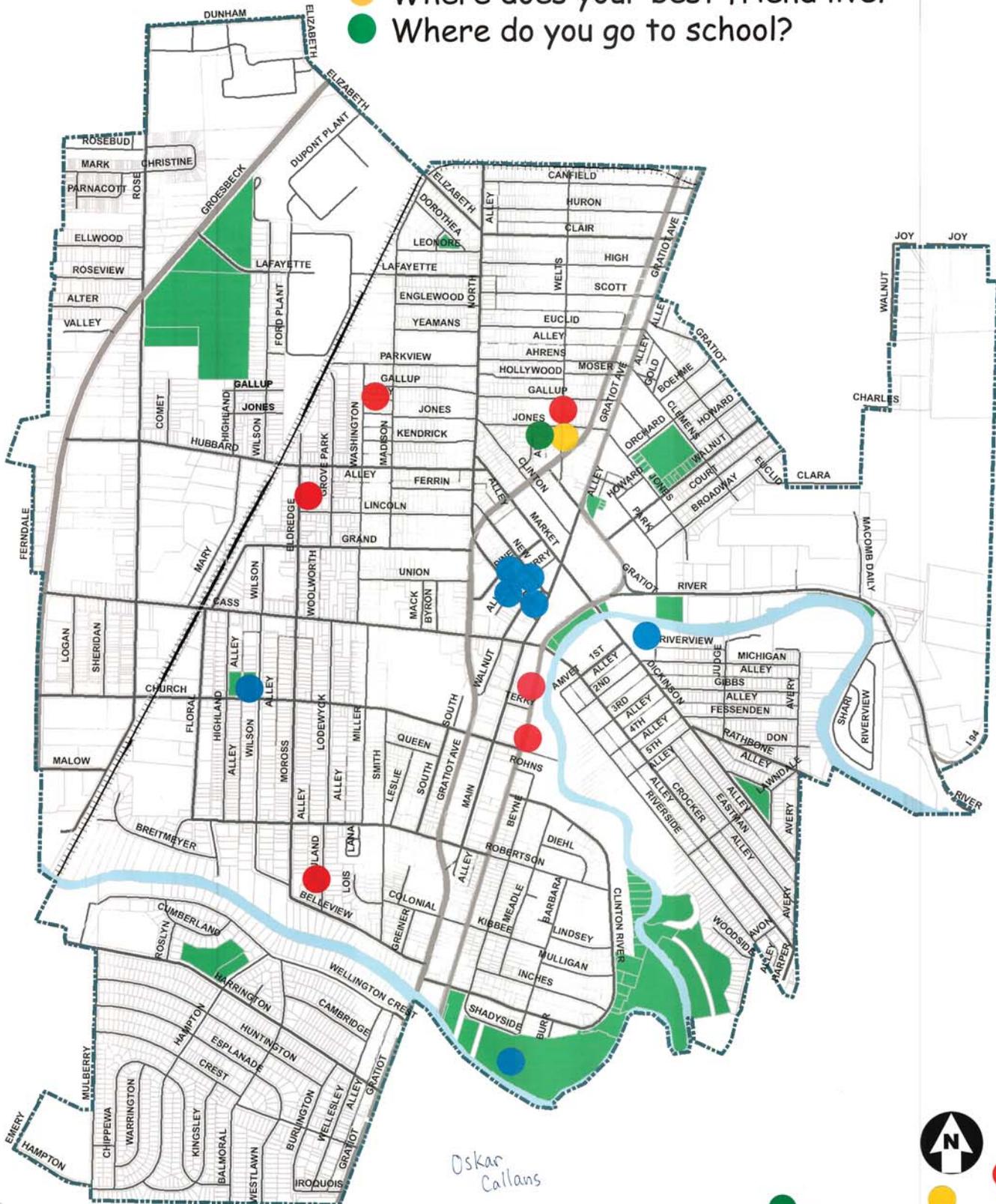
~~Have a product~~

Create a LEGACY industry

Supplier park - create as an infill to vacant industrial land

# Just for Kids

- Where do you live?
- Where is your favorite place in Mt. Clemens?
- Where does your best friend live?
- Where do you go to school?















City of Mount Clemens – Public Forum  
Thursday September 27, 2007 -10am-9pm  
Facilitator Training

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The purpose of today's forum is to broaden the community's vision for their future. Every forum takes on its own character, according to the nature, interests and experience of the participants. There are no specific rules for how to conduct a successful forum. The following are only general suggestions and things to keep the process as provocative and productive as possible.

Some participants will come to the forum with a particular personal need they hope will be addressed, some participants may have a broader vision for Mount Clemens that they would like to share. There will be several stations around the room focused on particular land uses that will be addressed in the Master Plan. The Stations are as follows: **1.** Residential, **2.** Recreational, Cultural & General Public Services, **3.** Commercial, **4.** Industrial, **5.** Downtown, and **6.** a special "Kids Station".

You are assigned to the \_\_\_\_\_ station.

**Remember:**

1. ***You are a facilitator***, not a teacher or professional expert there to tell community members what to do. Your purpose is to engage them in the task of developing goals, get them thinking about what their community should look like, reveal their preferences, [and] develop their own priorities.
2. ***Every idea is valuable and worth recording***. Write it down or sketch it on a map, but never let anything go by without putting it on paper in some way. The only time you would not right down a comment is if the participant is clearly at the wrong station. (ie: the participant has complaints about their neighborhood sidewalks and they are at the Industrial station)
3. ***You do not have to solve everything***. Don't worry if you can't immediately figure out how to resolve some problem. The purpose today is to collect ideas and many of them may turn out to be impractical, that's okay.
4. ***This is no time to try to impress people*** – except with your openness and sincerity. It is all right to say "I don't know".
5. ***Everyone is here because they care***.

## Getting Started:

- **Say Hello!** Introduce yourself and have the participant do the same. Get them all to show you where they live or work on the Area Identification Map and have them remember the area number.
- **Write it Down.** There are two basic questions for each Station (with the exception of the Kids Station). The questions ask the participant to think about what they feel are the assets for the particular type of land use, and what are their concerns for the land use. If possible, record the comments in the following manner: (an example can be found on the last page)
  1. If the comment is an asset, start by drawing a circle with an "A" inside it, if the comment is a concern, start by drawing a circle with a "C" inside it, if the comment is more general, start by drawing a circle with a "G" inside it.
  2. Follow the circle by writing down an abbreviated form of the comment. Be sure to read the comment back to the participant to ensure that you understand what it is they are trying to say.
  3. End the comment by drawing a circle with the participant's area number inside it. This will help us better compile the information at the end of the forum.
- **Say Thank You!** When the participant is done, be sure to thank them for their valuable input and encourage them to visit all of the other stations.

While the above method will be the ideal format for tracking comments, **do not let it inhibit your own ability to interact with the participants.** If you station gets crowded, or if it's just not working for you-its okay-just record what the participants are telling you. The following questions can be used to draw information out of the participants at each station.

## Residential:

- Possibly ask....What populations need housing in Mount Clemens? Young people, families? Seniors?
- Possibly ask....What price ranges should be available?
- Possibly ask....What does infill housing look like? Suburban? Traditional Neighborhood Design? Urban? Modern?
- Possibly ask....Do you walk from your home to schools and shopping? If not, why?
- What do you think would give the greatest boost to housing in Mount Clemens?

### **Recreational, Cultural and General Public Services:**

- Possible ideas may include, community centers, senior centers, arts council, community pools and parks, bike/walking trails or greenways, etc.
- Possibly ask....What types of recreational opportunities are missing in Mount Clemens?
- Possibly ask....How do you get to your local park? Drive? Walk? If you don't walk. Why not?
- How do you feel about the incorporation of greenways throughout Mount Clemens? Would you use them?
- What cultural amenities do you think are lacking in Mount Clemens?
- How do you feel about the existing public access to the waterfront?

### **Commercial:**

- Possibly ask....What should new development look like? Big box? Traditional Neighborhood Design? (Explain the difference?)
- Possibly ask....What types of stores does your community need most?
- Possibly ask....What types of stores are over represented in your community?
- Possibly ask....How do you get to shopping? Walk? Drive? Public Transportation?
- How do you feel about Gratiot? Do you think it helps or hinders Mount Clemens?

### **Industrial:**

- Possible ideas may include, new industry, cleaner versions of the existing industry, etc.
- Possibly ask....Do you envision industry as a "bad" land use?
- Possibly ask....What types of industry could be a good neighbor in Mount Clemens?
- Possibly ask....Could industry be a tourist attraction?
- Possibly ask....What could be done with existing "extinct" industrial sites?

### **Downtown:**

- How do you feel about the success of Downtown Mount Clemens?
- Do you think the Downtown is easy to find and access for visitors? Via car? Via foot?
- What types of stores would you like to see in the Downtown?
- What image should the downtown promote?

# Notes from Top Tax Payer Meeting

## STRENGTHS

- WALKABLE Community
- Strong Downtown
- Hospital
- County
- River
- LAND USE BALANCE
- + Boating opportunities  
(make it a destination)

- 
- Community outreach
  - NO PR machine

---

\* Schools } "Reset foundations"  
\* TAXES }

→ "NEED to improve" for families

# Notes from Top Tax Payer Meeting

## COMMERCIAL

- BRING IN MORE RESIDENTIAL
- CREATE DAYTIME POPULATION

## RESIDENTIAL

- ACCESS - TOO MANY ONEWAYS N AVE / ~~WABECCO~~
- PARKING NON ISSUE
  - METERS - YES
  - SIGNAGE ISSUES SOLVED
  - SPECIALITY SHOPS - STOPPING DIVERSITY
  - SERVICE ORIENTED COMMUNITY
  - \* ZONING - CONSTRAINTS W/ FACADES FLEXIBILITY IN REQUIREMENTS
  - \* "MOM & POP" COMING BACK
  - \* PROP. CHEAP — TAXES HIGH!!
  - \* CAN THIS "FLIP" ↵
  - \* NORTH AVE. DIFFICULT TO NAVIGATE

## HEALTHCARE

### \* ACCESSIBILITY

- ADA
- TRANSPORTATION

- \* "VERTICAL MALL" OPPORTUNITY
- \* WALKABLE DESIRES
- \* DESTINATIONS - NO "POP INS"
- \* COUNTY TO LEAVE D'TOWN(?)

\* CONNECT HOSPITAL TO DOWNTOWN: ...

\* MCL (UNIVERSITY) TO DOWNTOWN

+ SOUTH MAIN — LACK OF PKG — PUBLIC PKG? (NEW?)

## UTILITY

• DTE "IN FRONT OF PROJECT"

• OPEN DISCUSSION W/ DTE

• MDOT —> WHY?? —> SPLIT PAIRS

8:15 a. INDUSTRIAL ~~DIFFERENCES~~ Notes from Top Tax Payer Meeting

# COMMERCIAL & INDUSTRIAL REQUIREMENTS (ZONING REQUIREMENTS)

□ INDUSTRIAL →

"AFTER THOUGHT."

- NEEDS TO BE FUTURISTIC"

□ EASEMENTS FOR FUTURE

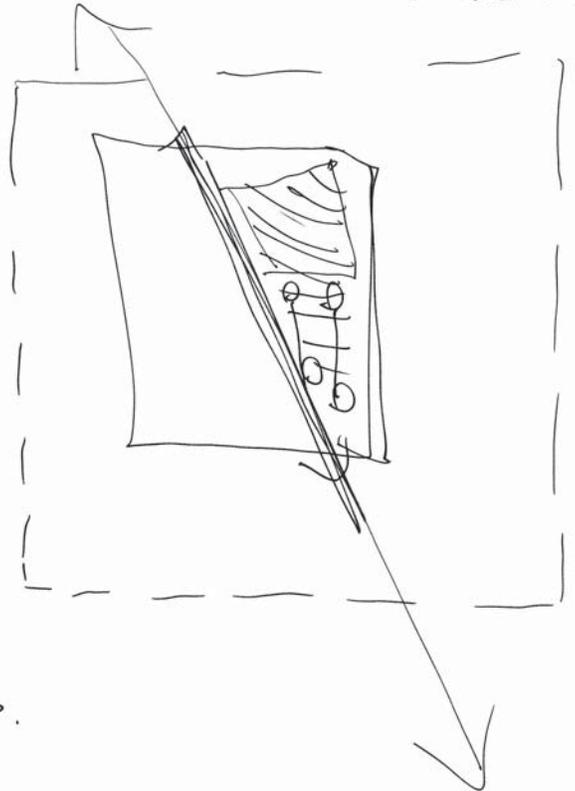
□ ADD'L I-94 ACCESS?  
FOR INDUSTRIAL

□ INDUSTRIAL TRANSPORTATION  
ISSUES

□ BUFFERS.....  
REQUIRED W/IN IND SITES.

# NEW INDUSTRIAL VS EXISTING  
"GRAND FATHERED"  
COMPONENTS

□





Why did you move to or continue to live in Mount Clemens? (Check all that apply)

- |  |  |
|--|--|
| <input type="checkbox"/> Grew up here / lived here entire life | <input type="checkbox"/> Access to Interstate Highways |
| <input type="checkbox"/> Liked the Neighborhood                | <input type="checkbox"/> Access to Downtown Detroit    |
| <input type="checkbox"/> Quality of Public Schools             | <input type="checkbox"/> Access to _____               |
| <input type="checkbox"/> Quality of City Services              | <input type="checkbox"/> Property Appreciation         |
| <input type="checkbox"/> Property Taxes                        | <input type="checkbox"/> Close to Park                 |
| <input type="checkbox"/> Recreation for Children               | <input type="checkbox"/> Close to Schools              |
| <input type="checkbox"/> Recreation for Seniors                | <input type="checkbox"/> Employment Opportunities      |
| <input type="checkbox"/> Affordability of housing              | <input type="checkbox"/> Close to Family               |
| <input type="checkbox"/> Safety                                | <input type="checkbox"/> Close to Work                 |
| <input type="checkbox"/> Larger Lot                            | <input type="checkbox"/> Smaller Lot                   |
- Other \_\_\_\_\_
- 

How many years do you plan to live in Mount Clemens?

- Less than 2 years       5 to 10 years       Don't plan on moving

If you plan to move out of Mount Clemens sometime in the future, please indicate why.  
(Check all that apply)

- |  |  |
|--|--|
| <input type="checkbox"/> Grew up here / lived here entire life | <input type="checkbox"/> Access to Interstate Highways |
| <input type="checkbox"/> Liked the Neighborhood                | <input type="checkbox"/> Access to Downtown Detroit    |
| <input type="checkbox"/> Quality of Public Schools             | <input type="checkbox"/> Access to _____               |
| <input type="checkbox"/> Quality of City Services              | <input type="checkbox"/> Property Appreciation         |
| <input type="checkbox"/> Property Taxes                        | <input type="checkbox"/> Close to Park                 |
| <input type="checkbox"/> Recreation for Children               | <input type="checkbox"/> Close to Schools              |
| <input type="checkbox"/> Recreation for Seniors                | <input type="checkbox"/> Employment Opportunities      |
| <input type="checkbox"/> Affordability of housing              | <input type="checkbox"/> Close to Family               |
| <input type="checkbox"/> Safety                                | <input type="checkbox"/> Close to Work                 |
| <input type="checkbox"/> Larger Lot                            | <input type="checkbox"/> Smaller Lot                   |
- Other \_\_\_\_\_
- 

### What is your general opinion of Mount Clemens?

How do you describe the overall quality of life in Mount Clemens?

- Very Good     Good     Average/Fair     Poor     No opinion

Thinking about the last **ten** years, how do you describe the change in the overall quality of life in your city?

- Improved     Remained the same     Declined     No opinion

What **level of importance** do you place on each of the following aspects of your city?

	Very Important	Important	Unimportant	Very Unimportant	No opinion
a. Access to freeways	<input type="checkbox"/>				
b. Access to downtown Detroit	<input type="checkbox"/>				
c. Access to airport	<input type="checkbox"/>				
d. Availability of cultural activities	<input type="checkbox"/>				
e. Affordability of housing	<input type="checkbox"/>				
f. Availability of health care	<input type="checkbox"/>				
g. Availability of retail shopping	<input type="checkbox"/>				
h. Availability of recreational opportunities	<input type="checkbox"/>				
i. Opportunities for jobs and economic development	<input type="checkbox"/>				
j. Value of taxation	<input type="checkbox"/>				
k. Sense of safety and security	<input type="checkbox"/>				
l. Quality of city services	<input type="checkbox"/>				
m. Quality of the houses / neighborhoods	<input type="checkbox"/>				
n. Quality of the public school district	<input type="checkbox"/>				
o. Small-town atmosphere	<input type="checkbox"/>				
p. Stability of home values	<input type="checkbox"/>				
q. Public transportation	<input type="checkbox"/>				
r. Walkability of the City	<input type="checkbox"/>				
s. Other _____	<input type="checkbox"/>				

From the list above, which **THREE** community characteristics will most important to you in the future?

*(Please check no more than three letters below, which correspond to the items above)*

a     b     c     d     e     f     g     h     i  
 j     k     l     m     n     o     p     q

How do you rate the following city services?

	Very good	Good	Average / Fair	Poor	No opinion
Police protection / fire protection / emergency medical service	<input type="checkbox"/>				
Garbage and recyclable removal / yard waste removal / snow removal	<input type="checkbox"/>				
Access to public transit	<input type="checkbox"/>				
Handicap accessibility	<input type="checkbox"/>				
Public library/schools	<input type="checkbox"/>				
Storm sewers / flood management	<input type="checkbox"/>				
Traffic management on major streets	<input type="checkbox"/>				
Traffic management on residential streets	<input type="checkbox"/>				
Public parks	<input type="checkbox"/>				
Other: _____					

## Housing / Neighborhoods

*When answering these questions, please think about your neighborhood and your place of residence.*

In your opinion, how do you rate the following features or characteristics of **your current place of residence and your neighborhood?**

	Very Important	Important	Unimportant	Very Unimportant	No opinion
Condition of your house / apartment complex	<input type="checkbox"/>				
Condition of surrounding dwellings	<input type="checkbox"/>				
Overall appearance of neighborhood	<input type="checkbox"/>				
Housing values	<input type="checkbox"/>				
Condition of the roads	<input type="checkbox"/>				
Condition of the sidewalks	<input type="checkbox"/>				
Condition of street lighting	<input type="checkbox"/>				
Availability of handicap amenities	<input type="checkbox"/>				
Walkable to schools and parks	<input type="checkbox"/>				
Walkable to Downtown	<input type="checkbox"/>				
Condition of surrounding properties (other than residential)	<input type="checkbox"/>				
Other:	<input type="checkbox"/>				

In your opinion, how do you feel about the current supply of **housing options** in Mount Clemens; do you think there are too many, too few, or the right amount of each type?

	Too many	About right	Too few	No opinion
Housing for First-Time Home Buyers	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Housing that Attracts Young People	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Affordable Single-Family Homes	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Affordable Rental Apartments	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Market-Rate Rental Apartments	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Independent Senior Housing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Assisted Living for Seniors	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Low-Income Housing Options	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Housing for People with Disabilities	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Lofts (for sale)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Lofts (rental)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Attached Townhomes (for sale)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Luxury Single-Family Homes	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Luxury Condominiums	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



## Business and Industry

What **level of importance** do you place on each of the following regarding business and industry in your city?

	Very Important	Important	Unimportant	Very Unimportant	No opinion
Employment opportunities in Manufacturing	<input type="checkbox"/>				
Employment opportunities in Non-Manufacturing	<input type="checkbox"/>				
Source of tax revenue	<input type="checkbox"/>				
Other: _____	<input type="checkbox"/>				

What **level of importance** do you place on each of the following, regarding the **manufacturing / industrial** areas of your city?

	Very Important	Important	Unimportant	Very Unimportant	No opinion
Condition of buildings	<input type="checkbox"/>				
Screening of outdoor storage / parking / shipping	<input type="checkbox"/>				
Property maintenance	<input type="checkbox"/>				
Appearance from surrounding residential / commercial properties	<input type="checkbox"/>				
Environmental impacts	<input type="checkbox"/>				

What is your greatest concern for business and industry in Mount Clemens?

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## Commercial and Retail

Please check the types of goods and services you usually travel **OUTSIDE** of Mount Clemens to obtain. (Check all that apply.)

<input type="checkbox"/> Beautician / Barber	<input type="checkbox"/> Specialty Markets (i.e. butcher, farm stand)
<input type="checkbox"/> Doctor / Dentist / Optometrist	<input type="checkbox"/> Grocery Store
<input type="checkbox"/> Dry cleaners / Laundromat	<input type="checkbox"/> Convenience Food Store
<input type="checkbox"/> Hardware / Home improvement	<input type="checkbox"/> Lawn / Garden Supplies
<input type="checkbox"/> Bank	<input type="checkbox"/> Drug store / Pharmacy
<input type="checkbox"/> Child Care / Preschool	<input type="checkbox"/> Furniture / Appliances
<input type="checkbox"/> Veterinarian Care	<input type="checkbox"/> Department Store (i.e., Macy's)
<input type="checkbox"/> Pet Supplies	<input type="checkbox"/> General Goods Department Store (i.e., Target)
<input type="checkbox"/> Funeral Home	<input type="checkbox"/> Cultural Performances / Exhibitions
<input type="checkbox"/> Florist	<input type="checkbox"/> Movie Theatre
<input type="checkbox"/> Gas Station / Auto Repair and Parts	<input type="checkbox"/> Festivals / Concerts
<input type="checkbox"/> Auto Repair	<input type="checkbox"/> Family Dine-in Restaurant
<input type="checkbox"/> Federal Services	<input type="checkbox"/> Carry out / Fast Food Restaurant
<input type="checkbox"/> Copy Center	<input type="checkbox"/> Fine Dining Restaurant
<input type="checkbox"/> Other _____	

How do you rate the following **shopping areas** in your city? (See map at the end of this survey for clarification.)

	Very good	Good	Fair	Poor	No opinion
<b>Groesbeck Corridor</b>					
Supply of parking	<input type="checkbox"/>				
Quality of Business	<input type="checkbox"/>				
Access from Groesbeck	<input type="checkbox"/>				
Storefront appearance	<input type="checkbox"/>				
Signs	<input type="checkbox"/>				
Overall appearance of shopping area	<input type="checkbox"/>				
<b>Gratiot Corridor</b>					
Supply of parking	<input type="checkbox"/>				
Quality of Business	<input type="checkbox"/>				
Access from Gratiot	<input type="checkbox"/>				
Storefront appearance	<input type="checkbox"/>				
Signs	<input type="checkbox"/>				
Overall appearance of shopping area	<input type="checkbox"/>				
<b>Downtown</b>					
Supply of parking	<input type="checkbox"/>				
Quality of Business	<input type="checkbox"/>				
Ease of traffic circulation	<input type="checkbox"/>				
Storefront appearance	<input type="checkbox"/>				
Signs	<input type="checkbox"/>				
Overall appearance of district	<input type="checkbox"/>				

**Recreation and other Community Facilities**

Overall, how do you or your children rate your **city parks**?

Very good	Good	Fair	Poor	No opinion
<input type="checkbox"/>				

What additional **facilities / programs** would you or your children like to see offered by your city?

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How do you or your children rate the current **facilities and programs**?

	Very good	Good	Fair	Poor	No opinion
Ice Rink	<input type="checkbox"/>				
Recreation activities and programs	<input type="checkbox"/>				
Social / educational activities and programs	<input type="checkbox"/>				
Sports Fields	<input type="checkbox"/>				
Other _____	<input type="checkbox"/>				
Other _____	<input type="checkbox"/>				
Other _____	<input type="checkbox"/>				

How often do you or your children use the following parks?

	More than 12 times per year	6 - 11 times per year	1 time per year	Never
Dorothea-Lenore Park	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Memorial Park	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Clemens Park	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
MacArthur Park	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Wilson Park	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Lawndale Park	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Clinton River Park	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Oxford Drive (Sleepy Hollow) Nature Area	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Shadyside Park	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Walter Olsen Park	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Of the parks you or your children use more than 6 times per year, please list the amenities you use the most (ex. bike / walking paths, ball fields, playscapes, etc.)

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How do you feel about the current trail/walking systems within the city parks?

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Would you use a larger trail system if it was in place to connect to other communities, parks and services?

Yes                       No

## Public Transportation

On average, how frequently do you use public transportation?

- |  |  |
|--|--|
| <input type="checkbox"/> Daily                         | <input type="checkbox"/> 1 to 3 times per week             |
| <input type="checkbox"/> 1 to 3 times per month        | <input type="checkbox"/> 1 to 3 times in the last 6 months |
| <input type="checkbox"/> 1 to 3 times in the last year | <input type="checkbox"/> Don't use public transportation   |

How do you rate your experience using public transportation?

- |                          |                          |                          |                          |                          |
|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|
| Very good                | Good                     | Fair                     | Poor                     | No opinion               |
| <input type="checkbox"/> |

If the following public transit changes were made, would you increase your use of, or begin to use, public transportation services? (Check only **one** response per row.)

	Likely to increase or start use	Not likely to increase use	Would not use, even if made
Install more bus stops	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Install shelters at bus stops	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Expand services to more destinations outside your city	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Provide auto parking at bus stops (Park-and-Ride)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

## Cultural Amenities

How important do you feel the following art forms are in your city?

	Very Important	Important	Unimportant	Very Unimportant	No opinion
Performing arts (music, theatre, dance)	<input type="checkbox"/>				
Visual Fine Arts (museum)	<input type="checkbox"/>				
Public Art	<input type="checkbox"/>				
Other _____	<input type="checkbox"/>				

## Environmental Sustainability

How important do you think it is to incorporate renewable energy in your city, such as using recycled materials, innovative stormwater management, etc.?

- |                          |                          |                          |                          |                          |
|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|
| Very Important           | Important                | Unimportant              | Very Unimportant         | No opinion               |
| <input type="checkbox"/> |

Do you currently participate in any of the following? (Check all that apply.)

- |  |   |
|--|---|
| <input type="checkbox"/> Use public transportation | <input type="checkbox"/> Recycling          |
| <input type="checkbox"/> Drive hybrid vehicle      | <input type="checkbox"/> Composting         |
| <input type="checkbox"/> Carpool                   | <input type="checkbox"/> Solar / Wind power |
| <input type="checkbox"/> Other _____               |   |

## New Development

These questions ask you to consider the types of future development you would encourage or discourage in Mount Clemens.

In general, to what extent would you encourage or discourage the following types of future additional development or redevelopment in Mount Clemens?

	Strongly encourage	Encourage	Discourage	Strongly discourage	Neither encourage nor discourage
Small, neighborhood oriented convenience stores / offices	<input type="checkbox"/>				
Shopping centers	<input type="checkbox"/>				
Small business offices	<input type="checkbox"/>				
Corporate offices / Office parks	<input type="checkbox"/>				
Hospital or clinic	<input type="checkbox"/>				
Hotel / Conference center	<input type="checkbox"/>				
Warehousing / Distribution	<input type="checkbox"/>				
Manufacturing and Assembly	<input type="checkbox"/>				
Research and development facilities	<input type="checkbox"/>				
Housing that attracts Young People	<input type="checkbox"/>				
Housing for Families	<input type="checkbox"/>				
Housing for Seniors	<input type="checkbox"/>				
Other _____	<input type="checkbox"/>				

## Downtown

How do you view the character of the downtown?

- Historic
  Trendy  
 Small Town
  Other

Is there one thing that you think of when you think of the downtown? (for example, Bath City History, Night Clubs, etc.)

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On average, how frequently do you go to the downtown?

- Daily
  1 to 3 times per week  
 1 to 3 times per month
  1 to 3 times in the last 6 months  
 1 to 3 times in the last year
  Don't go downtown

On average, when do you spend your most of your time downtown?

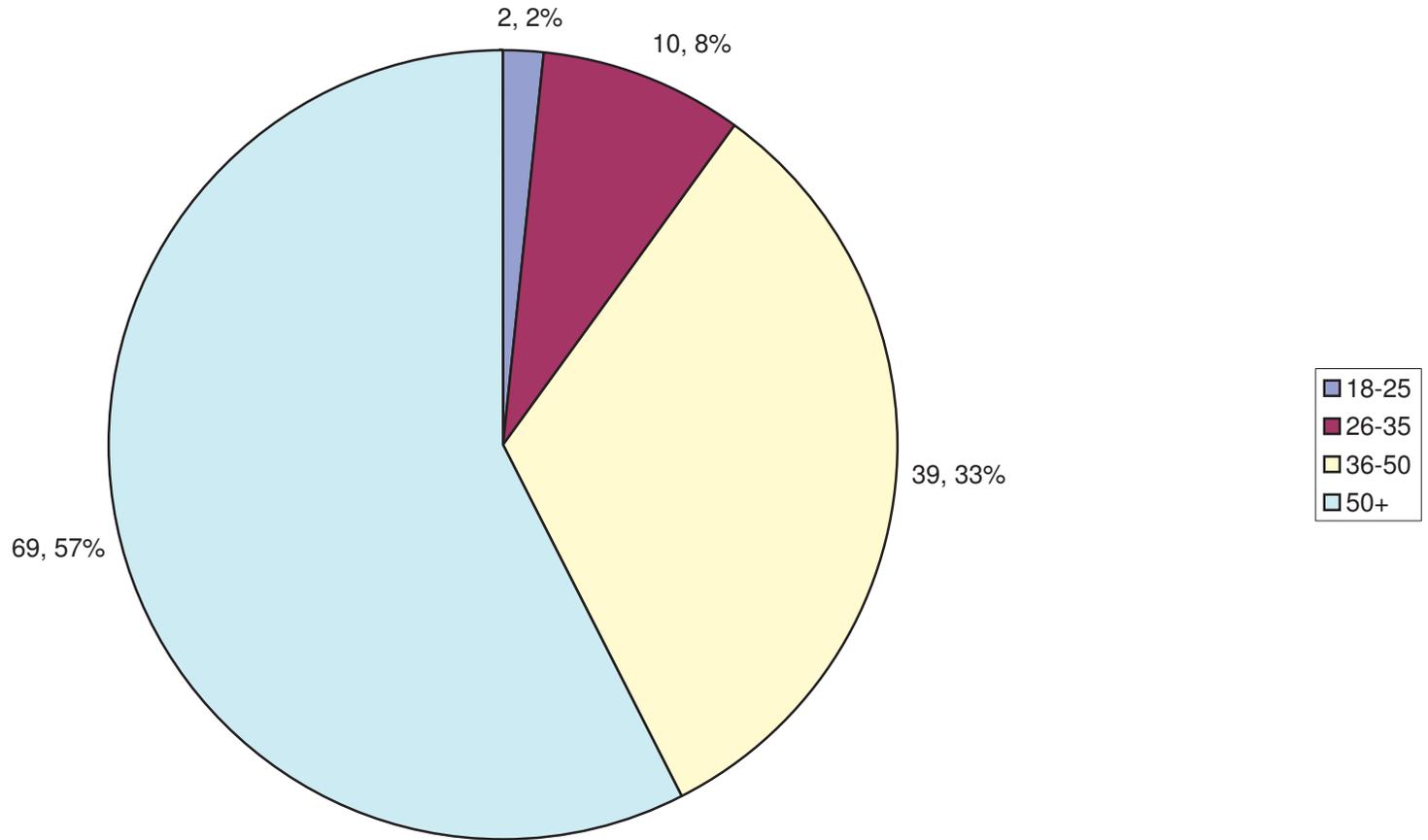
- During the day
  Dinner  
 Evening
  After hours



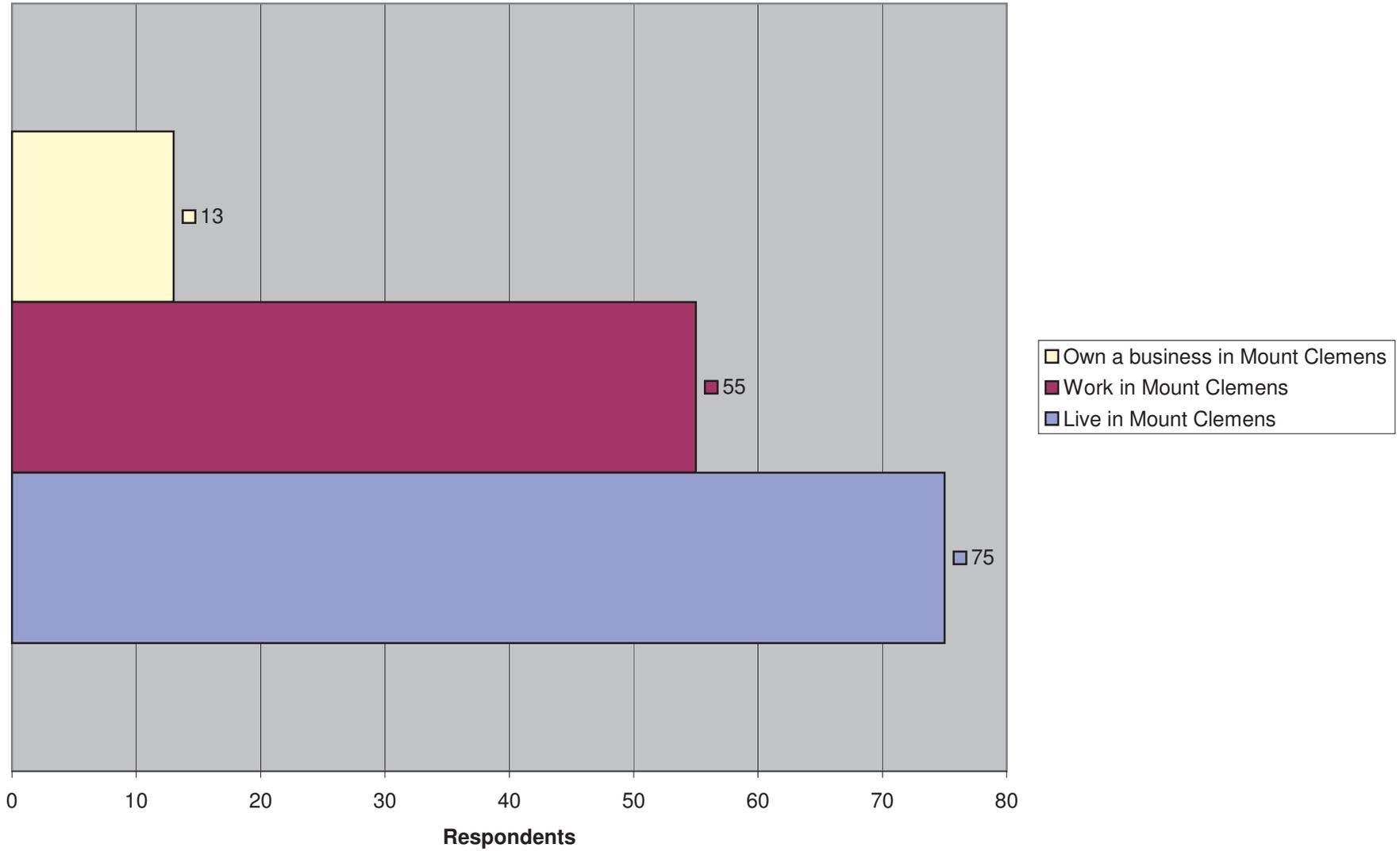




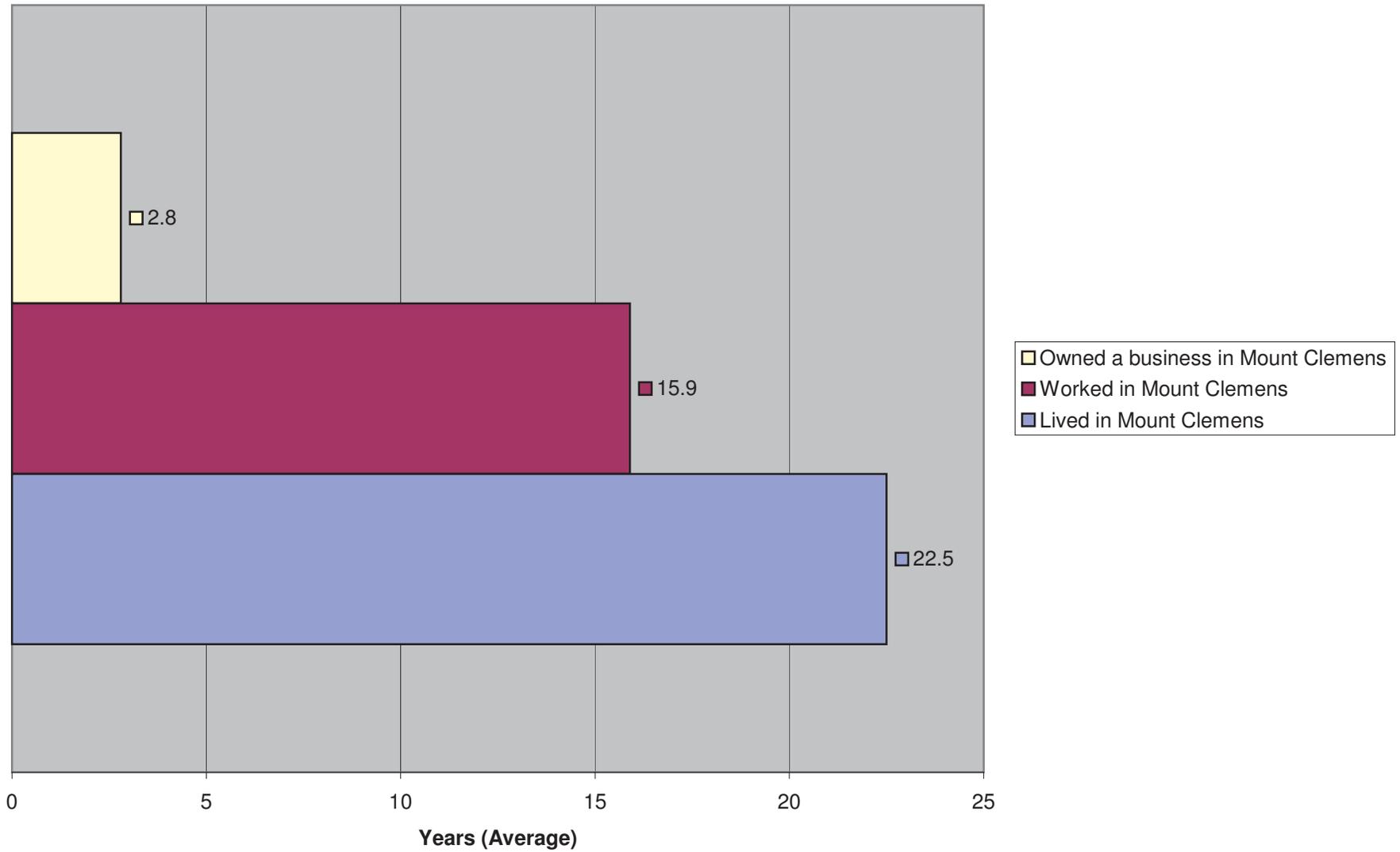
### What is your age?



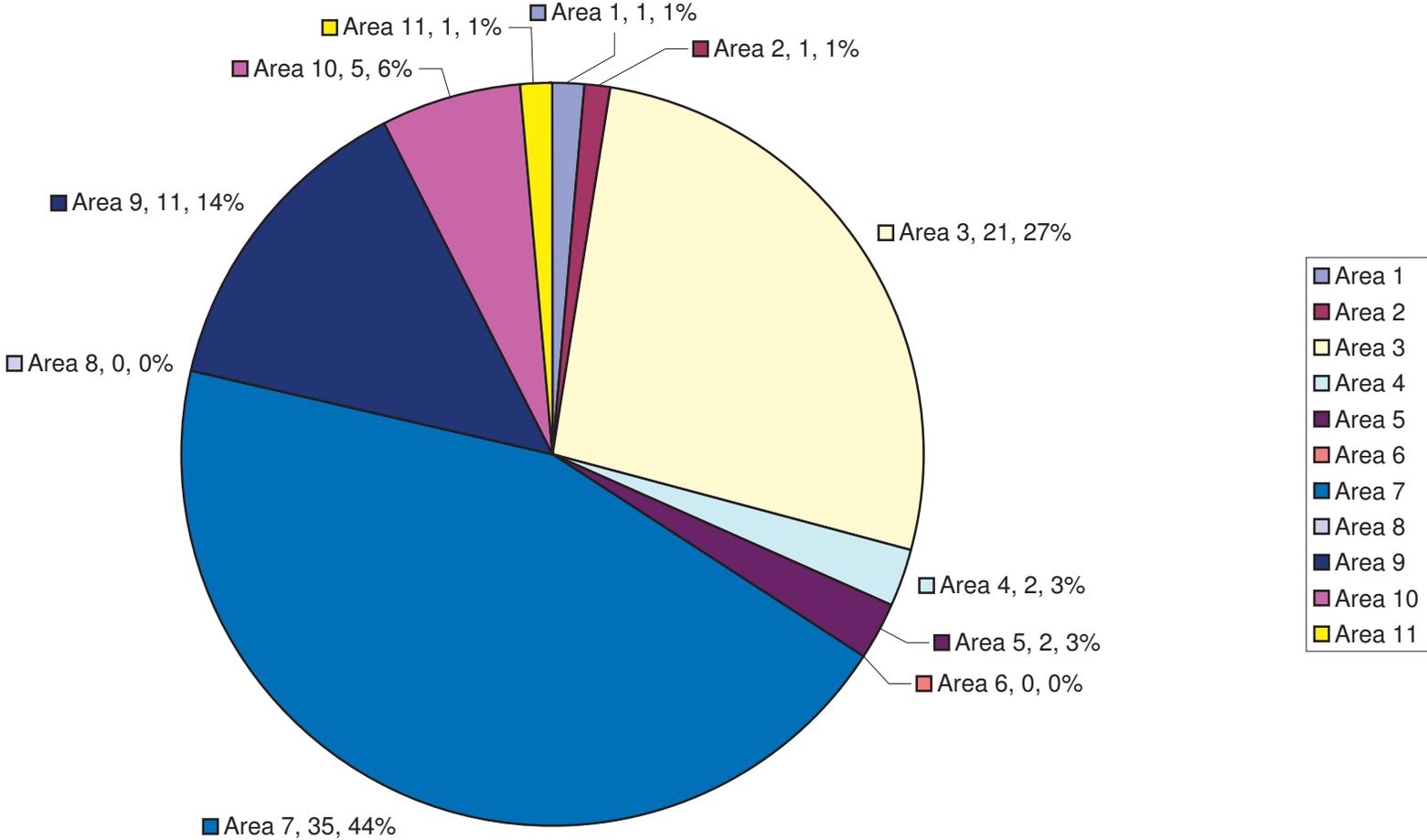
Do you:



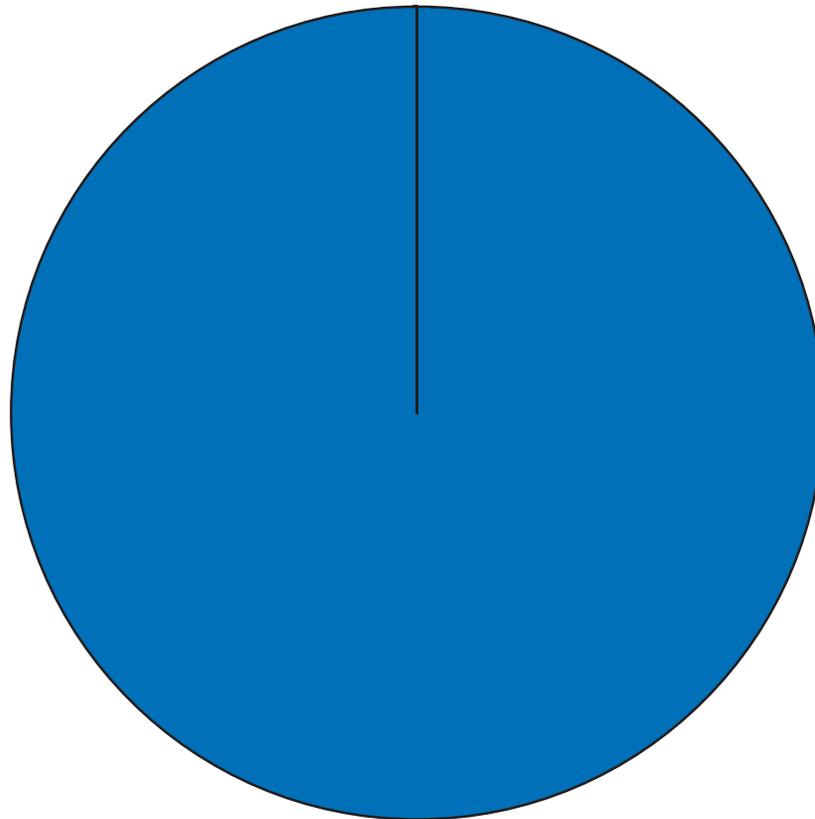
### How long have you:



I live in Area: (All Respondents)



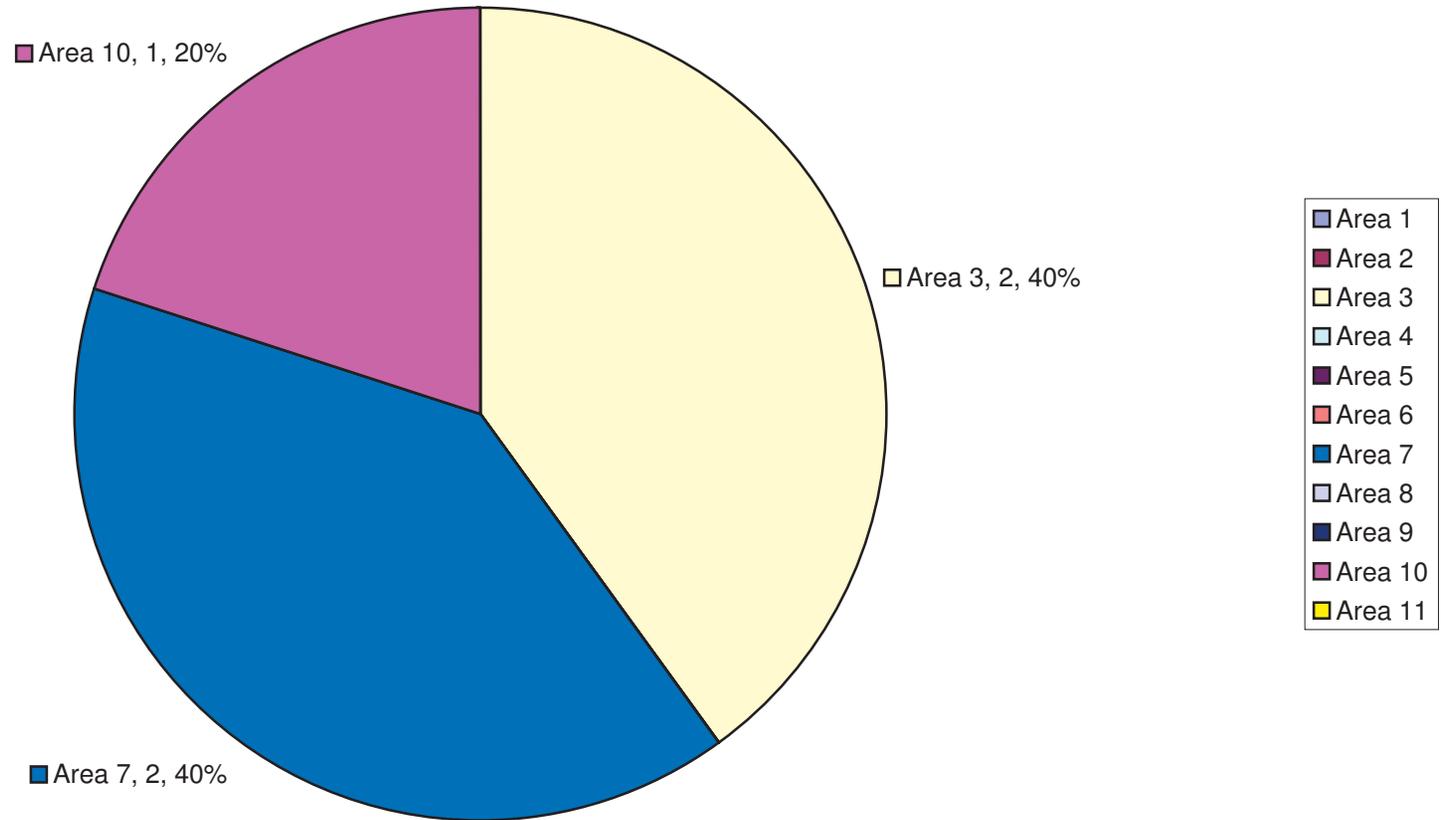
I live in Area: (Age 18-25)



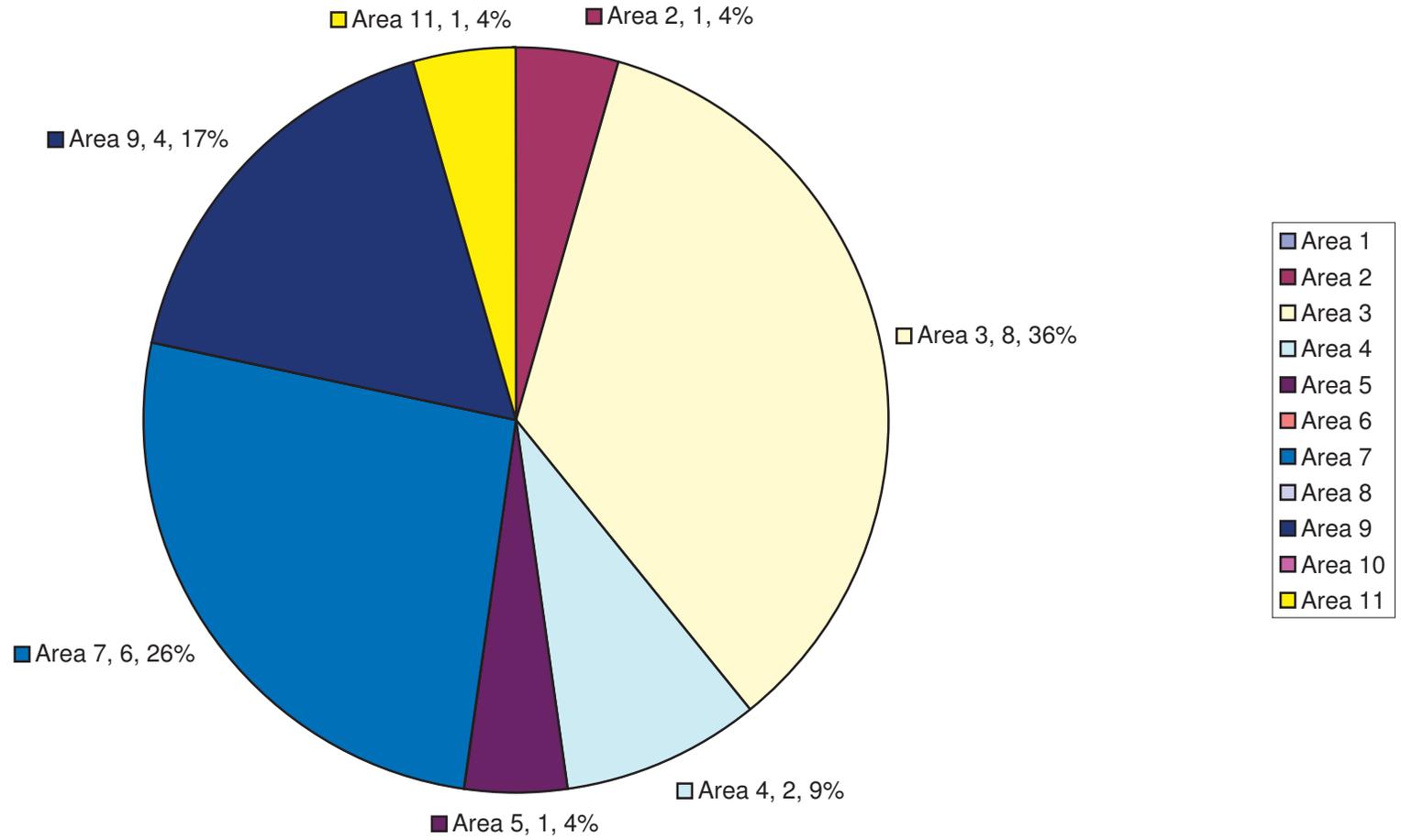
- Area 1
- Area 2
- Area 3
- Area 4
- Area 5
- Area 6
- Area 7
- Area 8
- Area 9
- Area 10
- Area 11

Area 7, 1

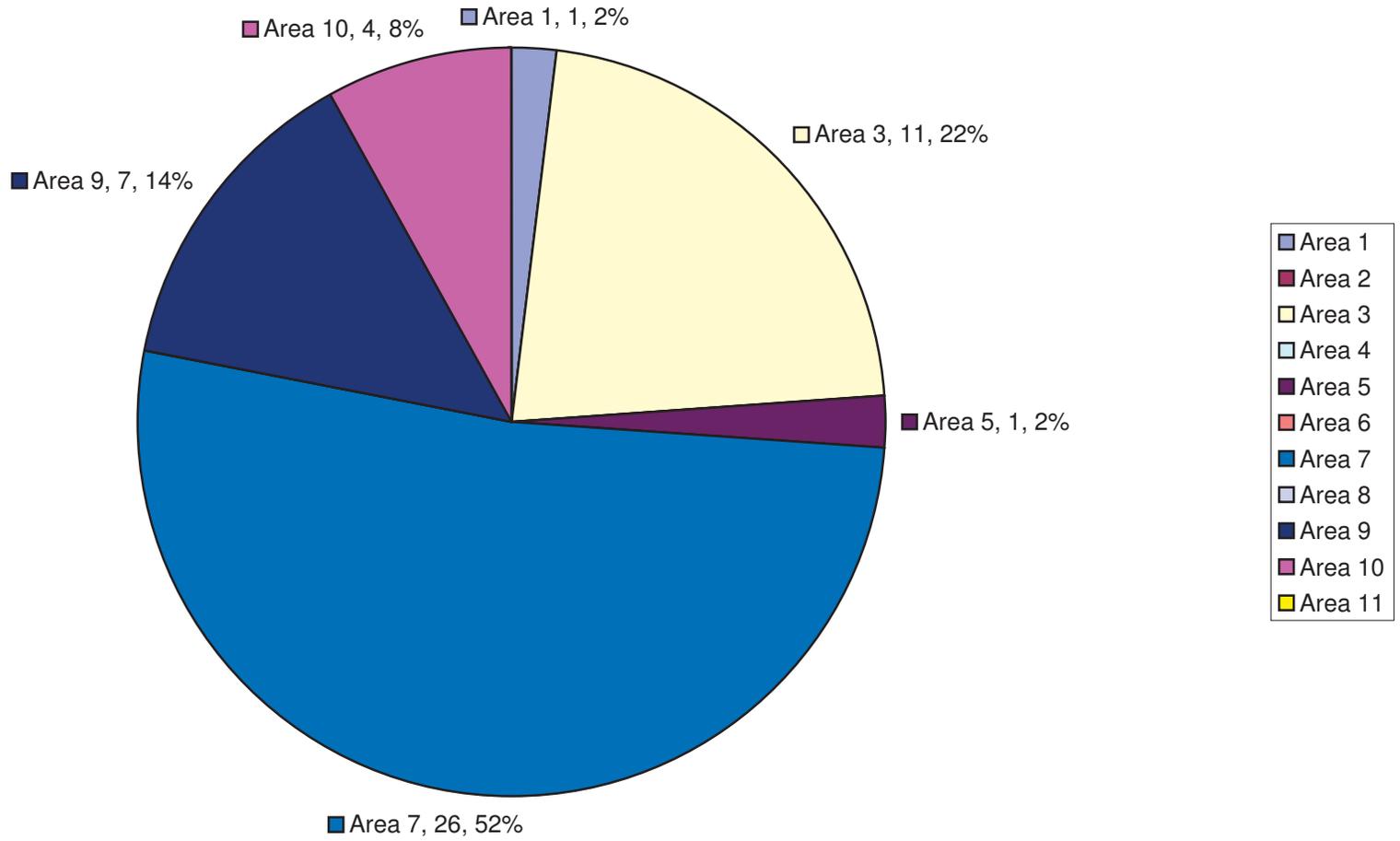
### I live in Area: (Age 26-35)



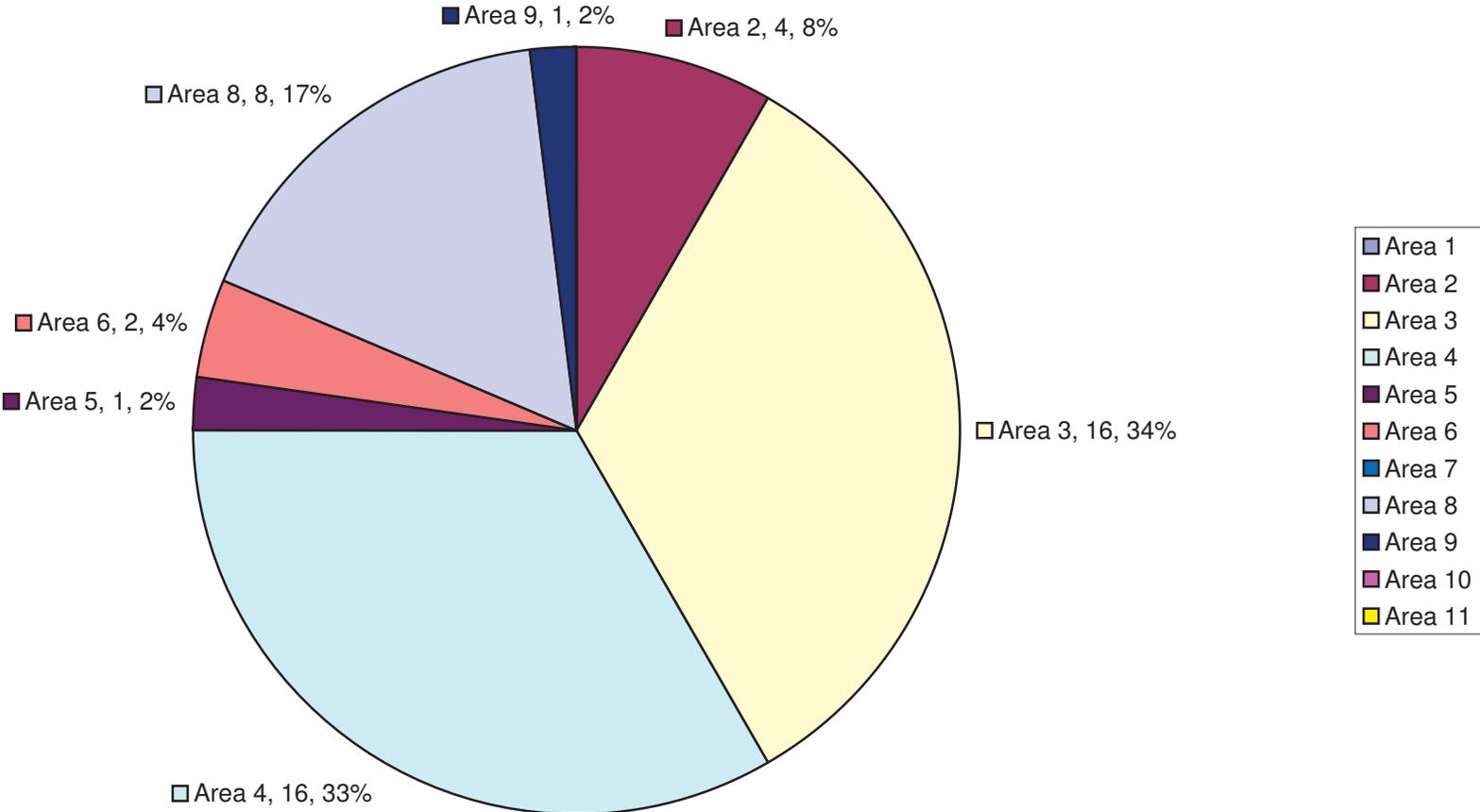
### I live in Area: (Age 36-50)



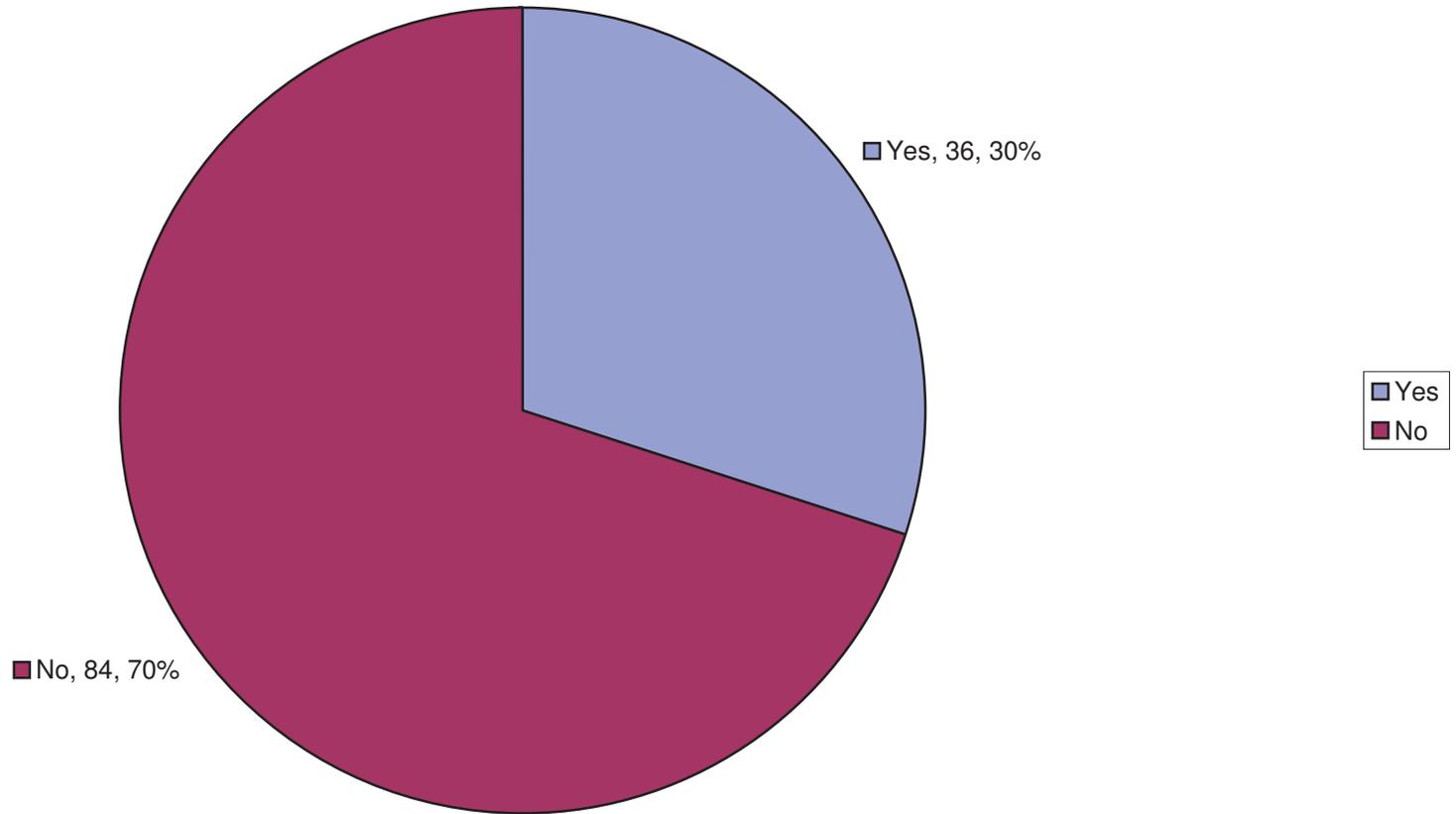
### I live in Area: (Age 51 +)



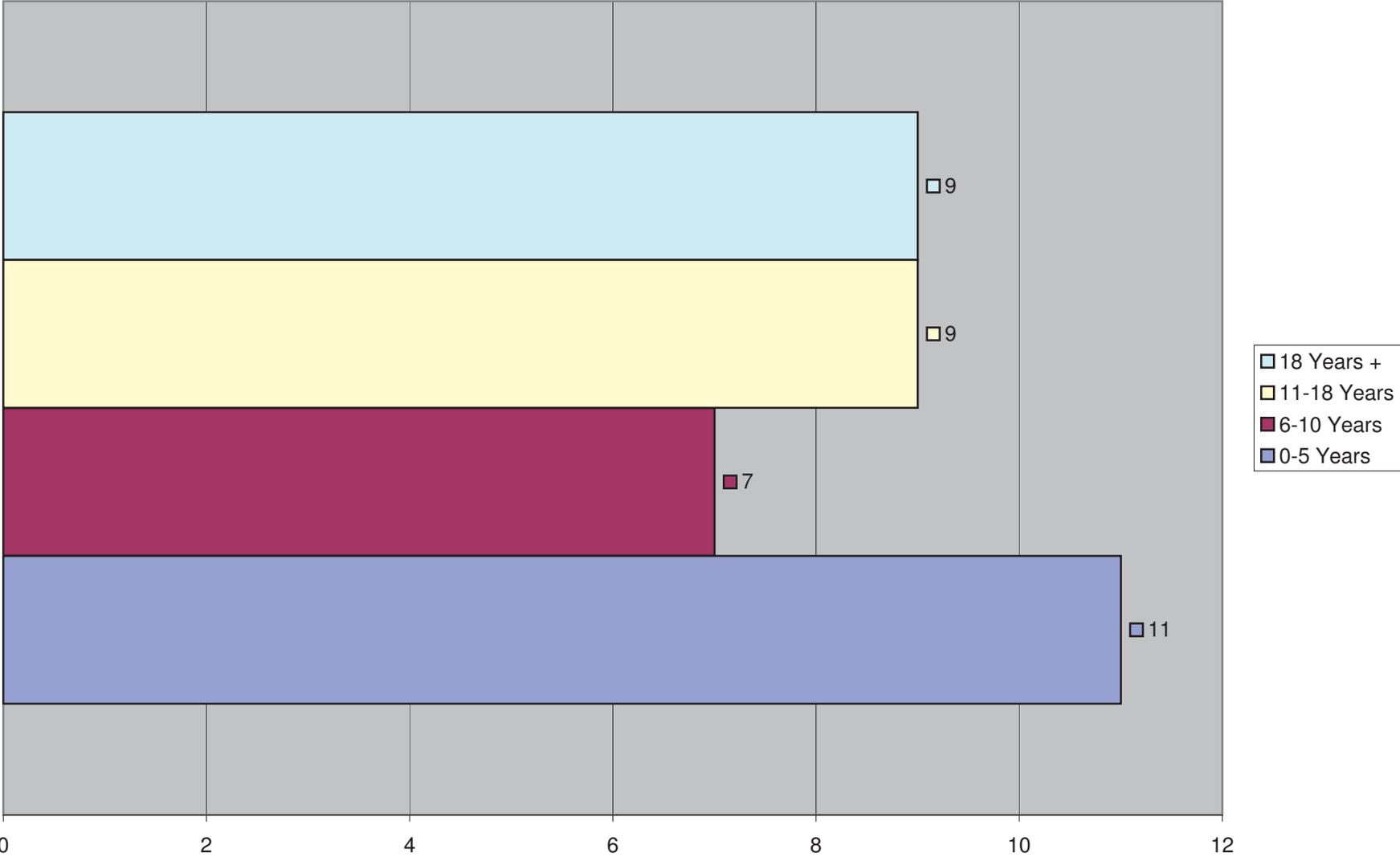
**I work / own a business in Area:**



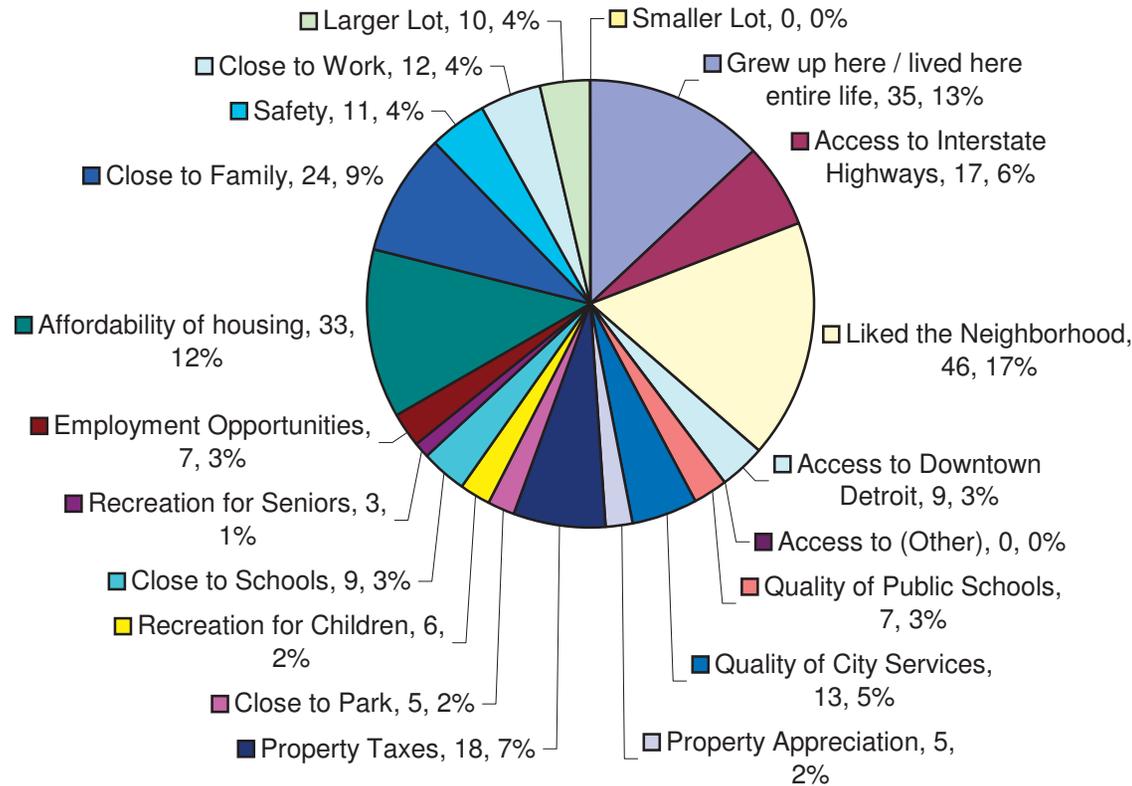
### Do you have children in your home?



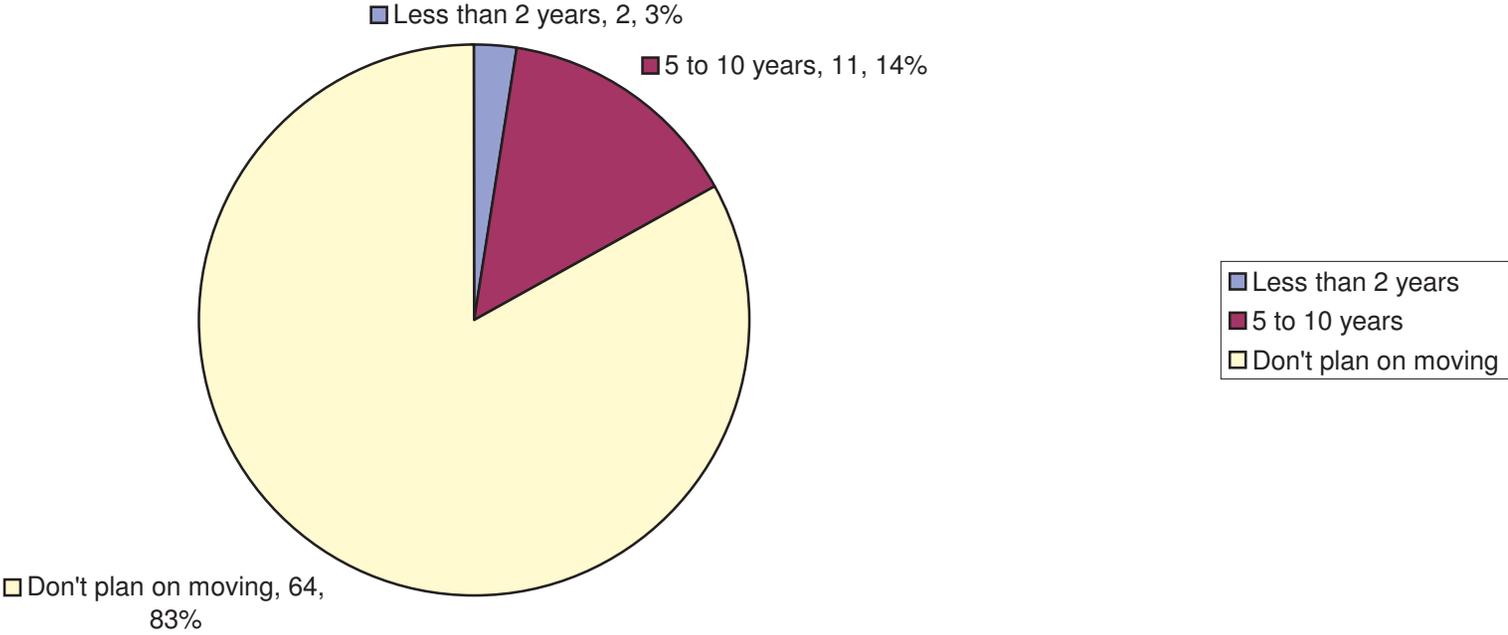
### What are the ages of your children



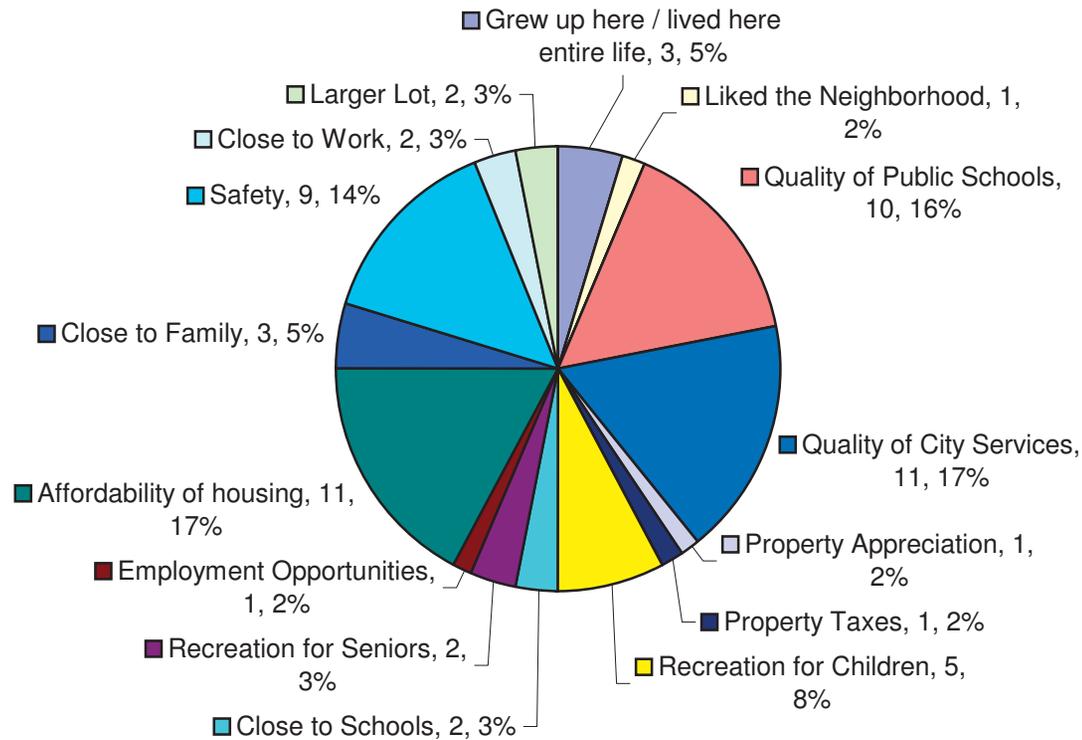
## Why did you move to (or continue to live in) Mount Clemens?



### How long do you plan to live in Mount Clemens?

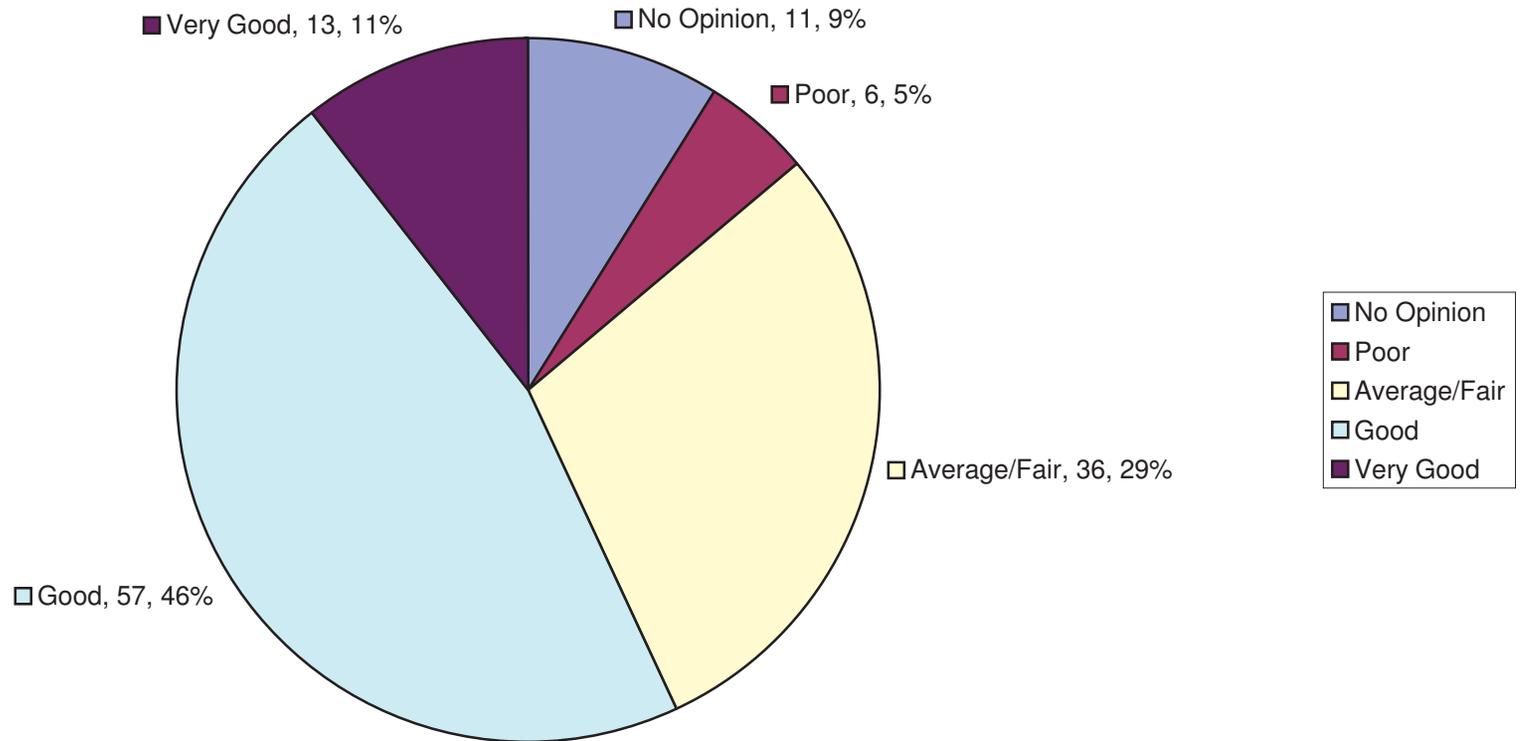


**If you plan to move out of Mount Clemens in the future, please indicate why:**

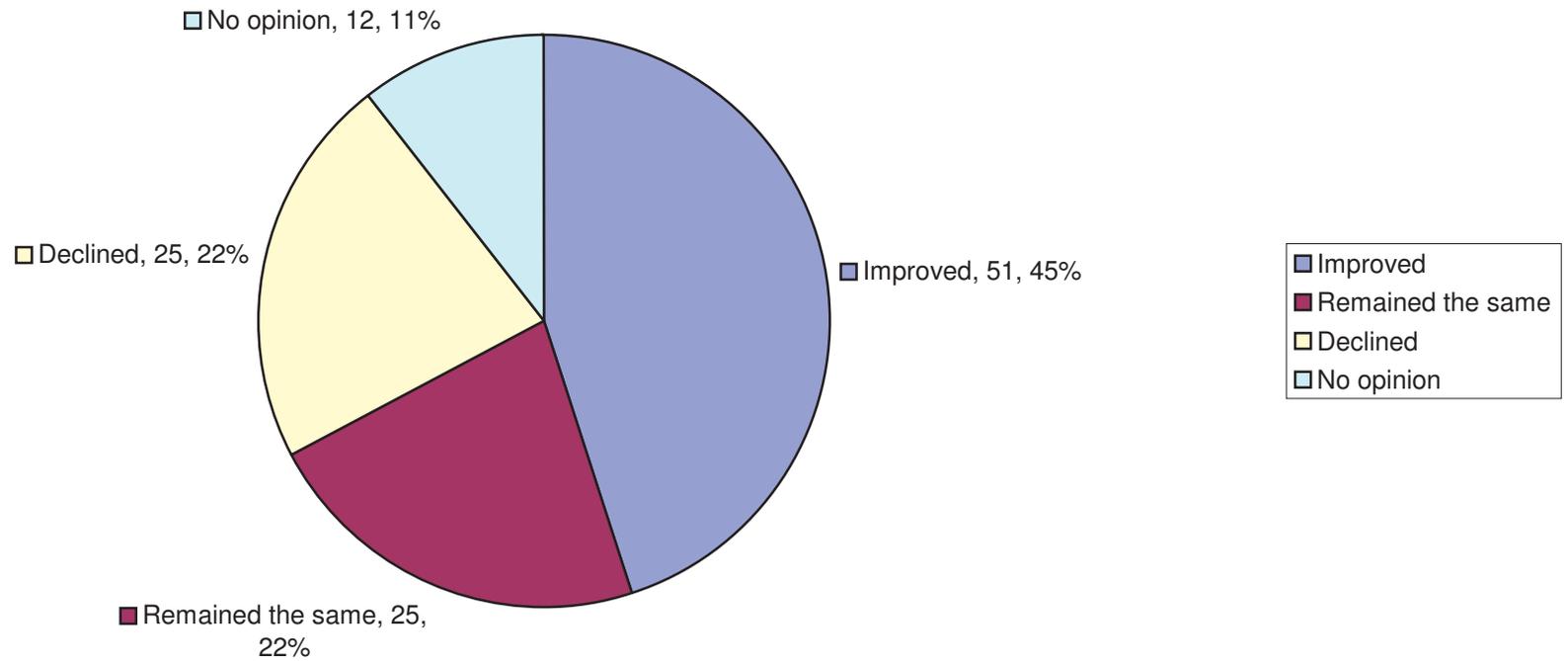


- Grew up here / lived here entire life
- Access to Interstate Highways
- Liked the Neighborhood
- Access to Downtown Detroit
- Access to (Other)
- Quality of Public Schools
- Quality of City Services
- Property Appreciation
- Property Taxes
- Close to Park
- Recreation for Children
- Close to Schools
- Recreation for Seniors
- Employment Opportunities
- Affordability of housing
- Close to Family
- Safety
- Close to Work
- Larger Lot
- Smaller Lot

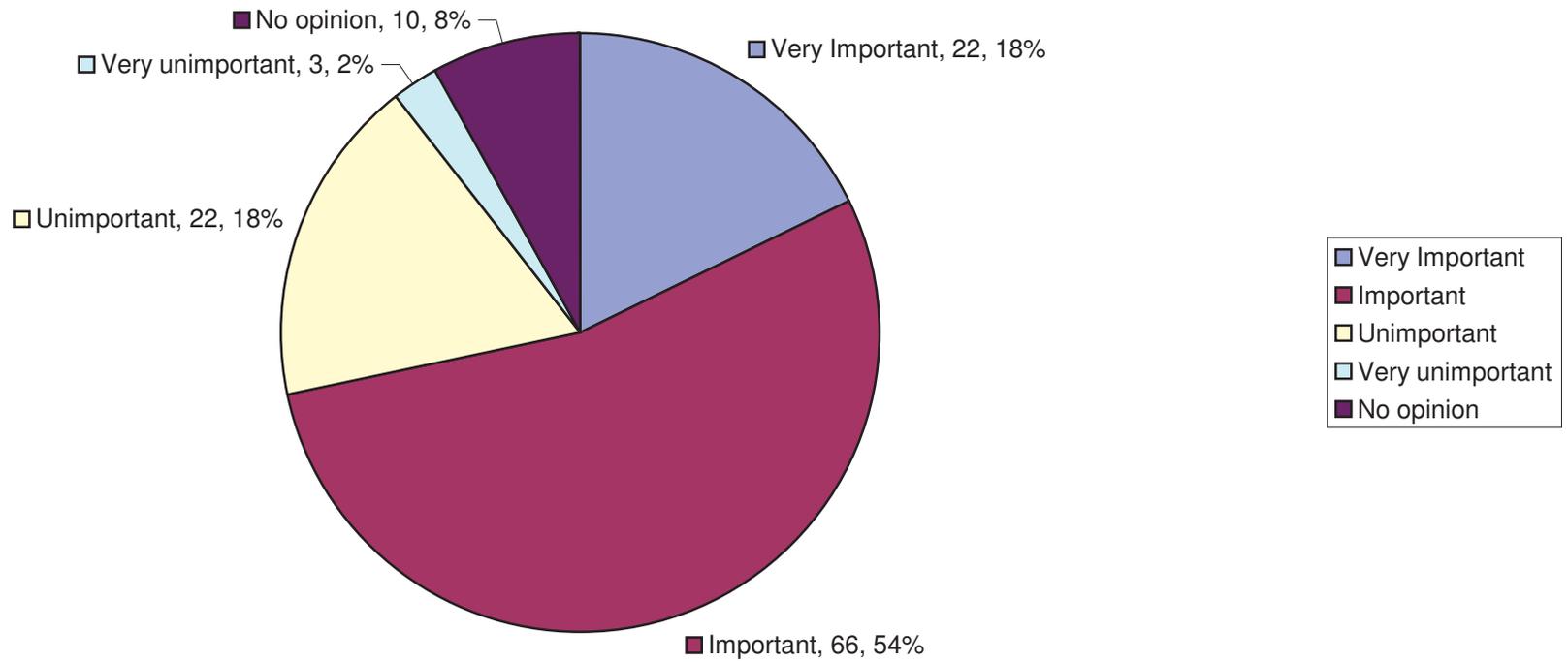
### How do you describe the overall quality of life in Mount Clemens?



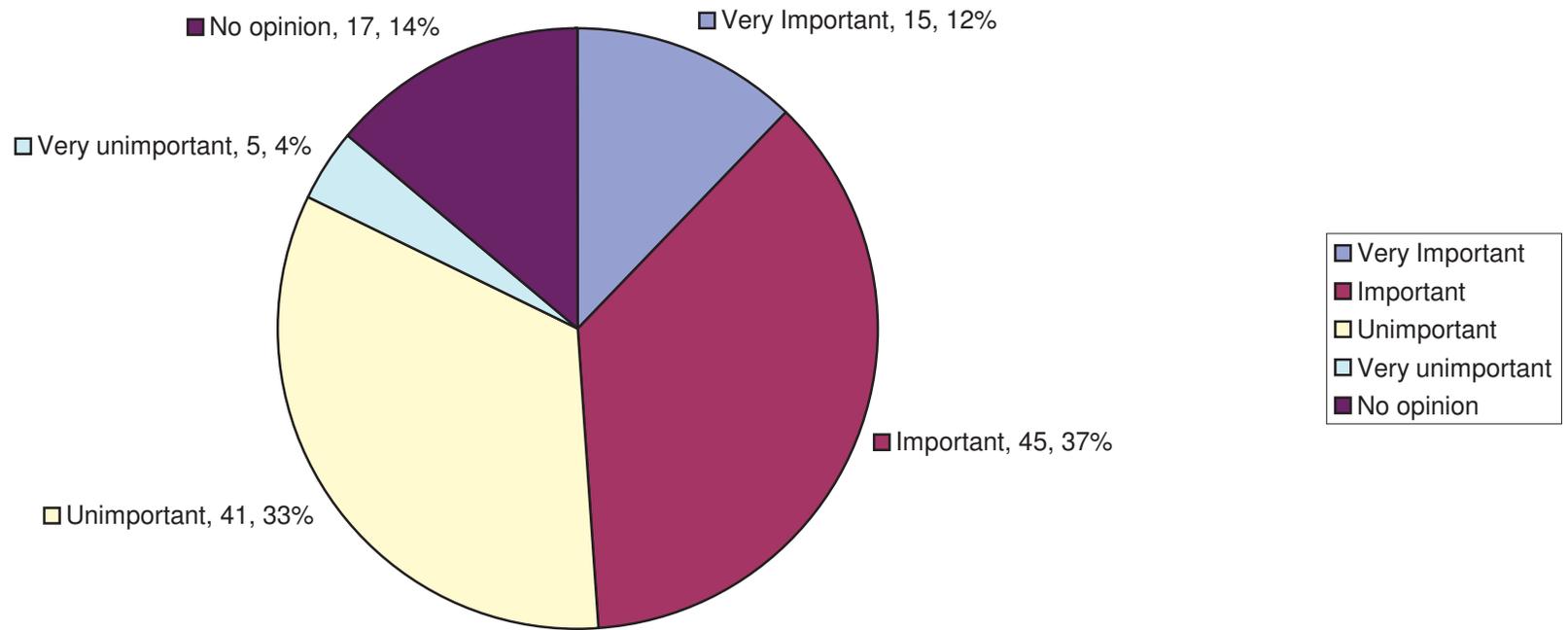
### How has the quality of life in Mount Clemens changed over the last ten years?



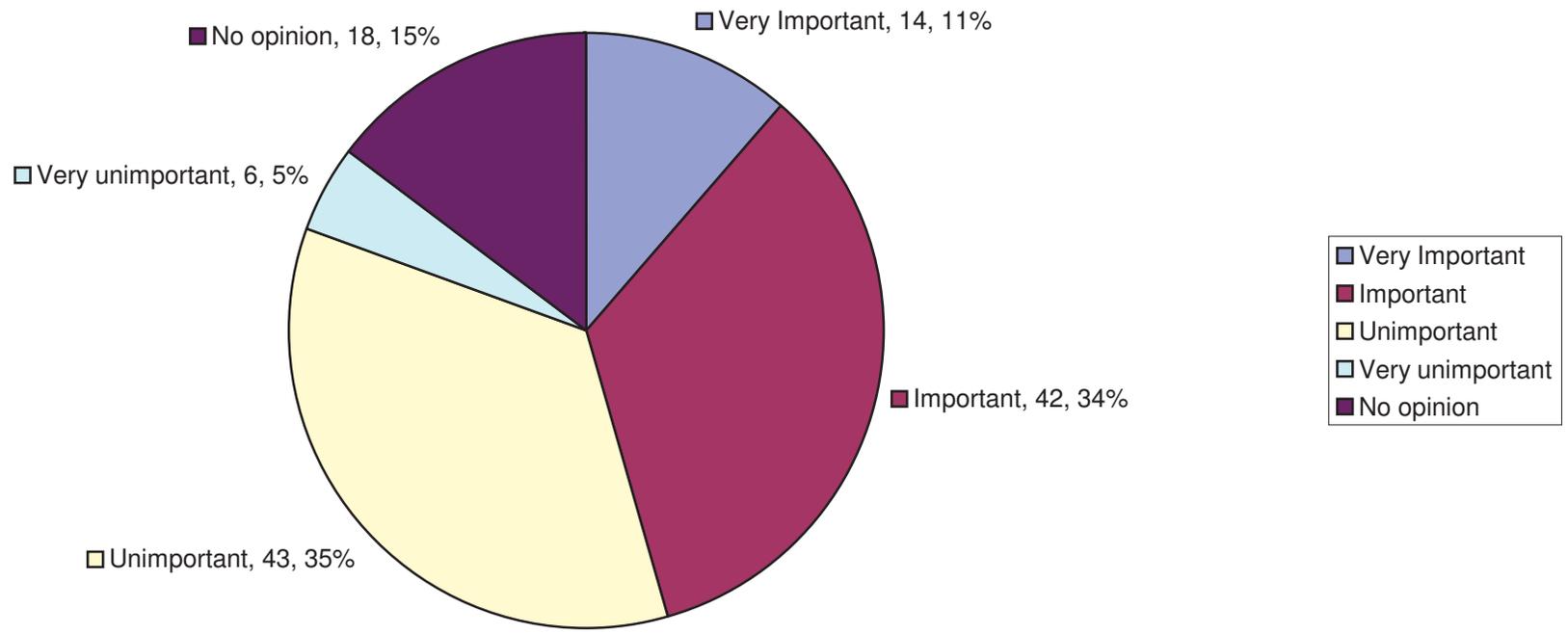
### What level of importance do you place on Access to Freeways?



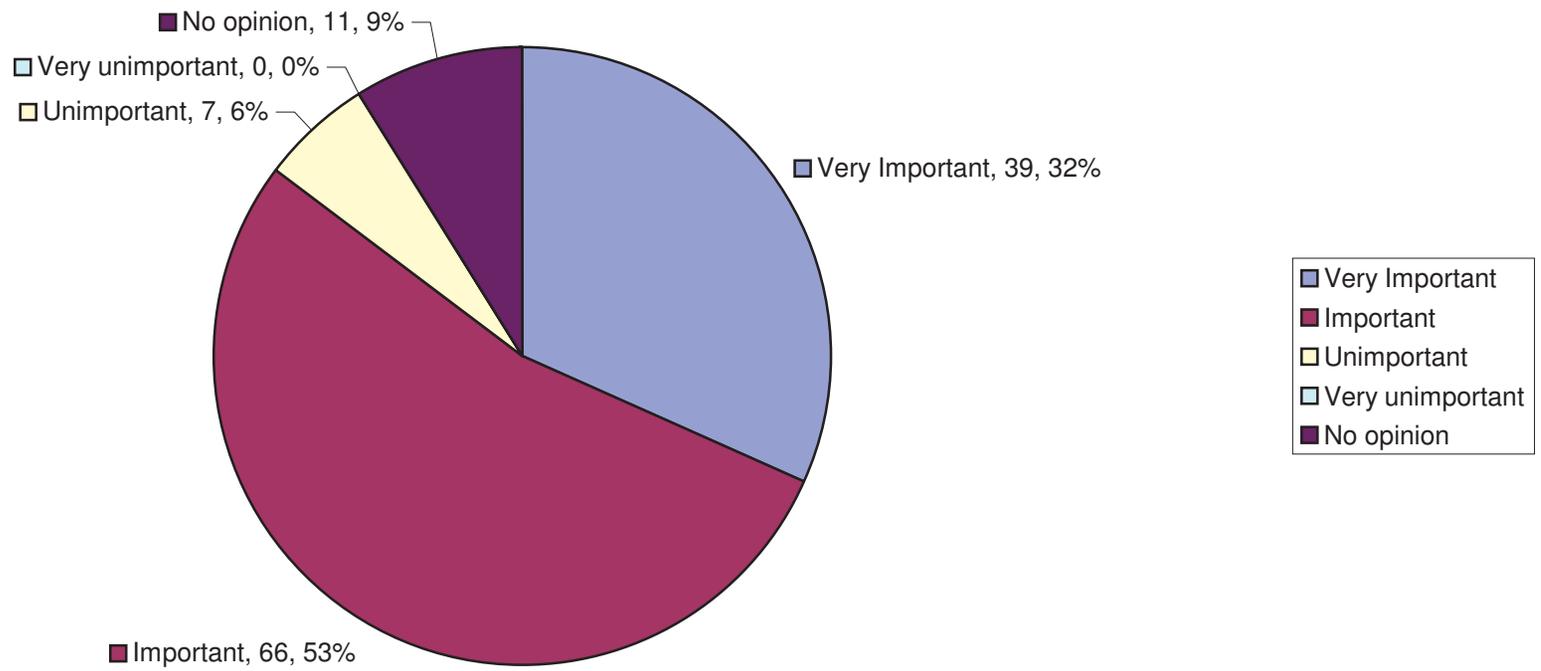
### What level of importance do you place on Access to Downtown Detroit?



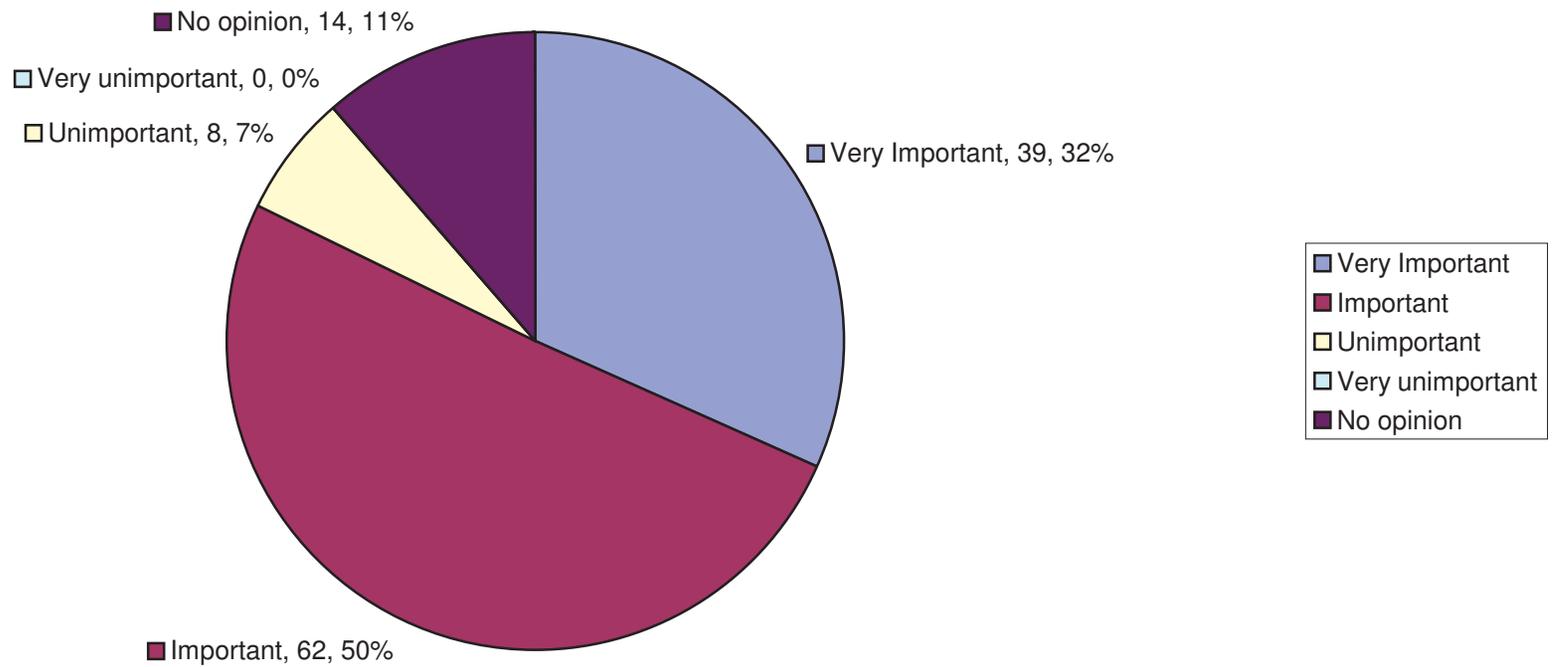
### What level of importance do you place on Access to Airport?



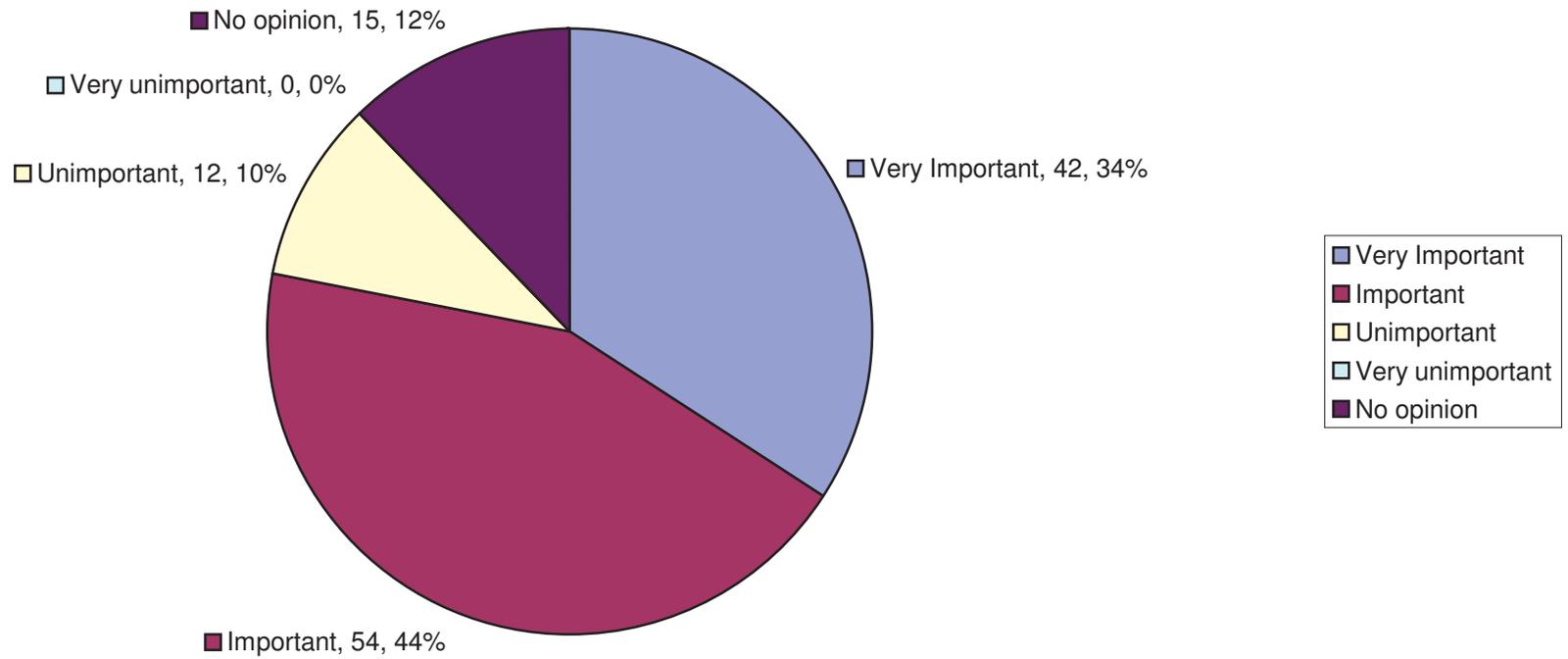
**What level of importance do you place on Availability of cultural activities?**



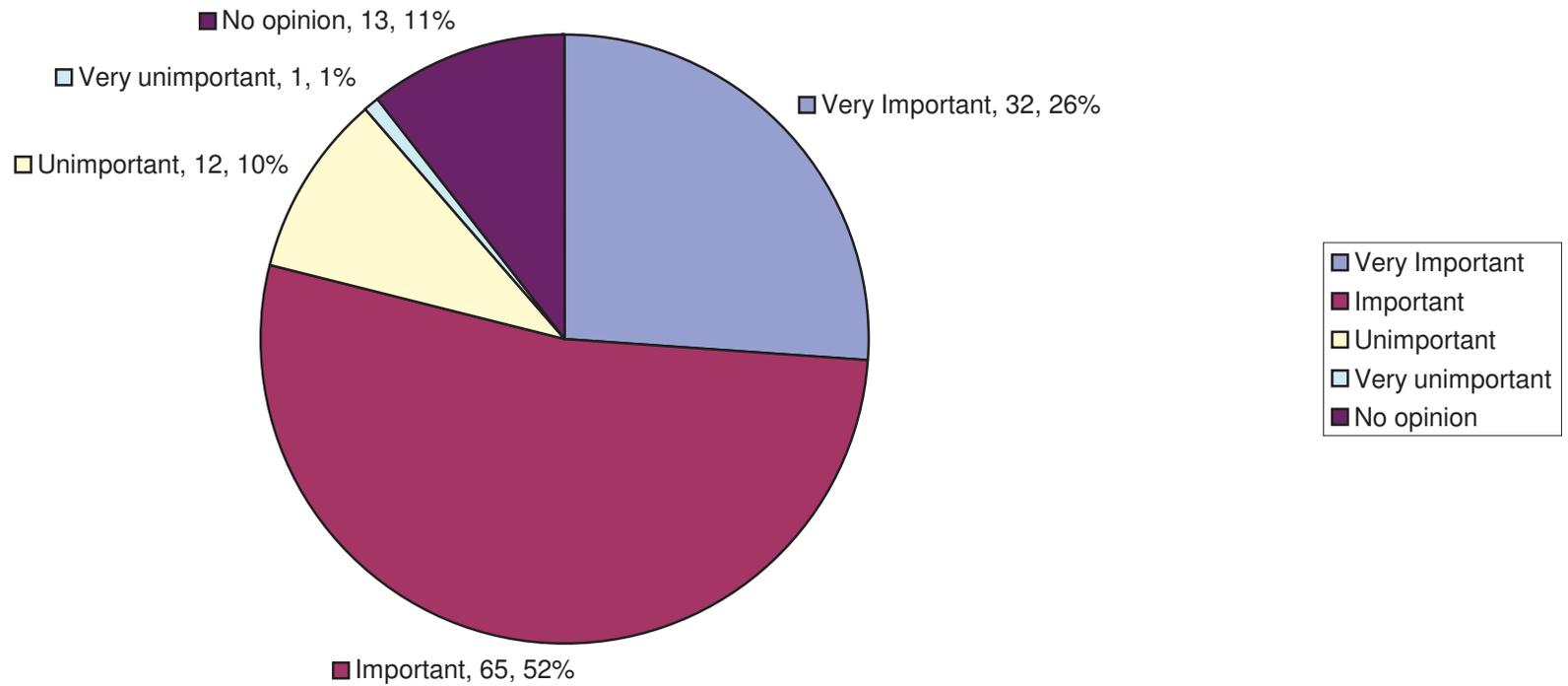
### What level of importance do you place on Affordability of housing?



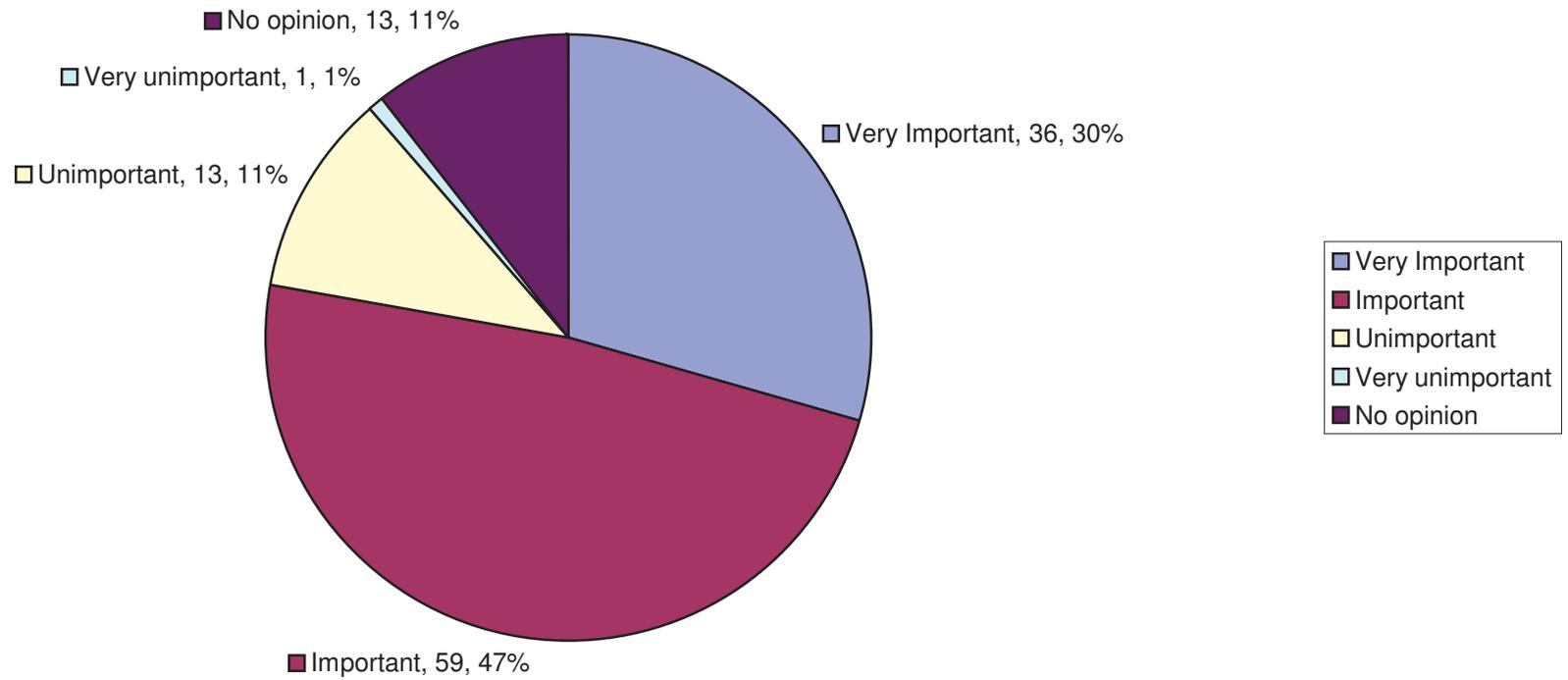
### What level of importance do you place on Availability of health care?



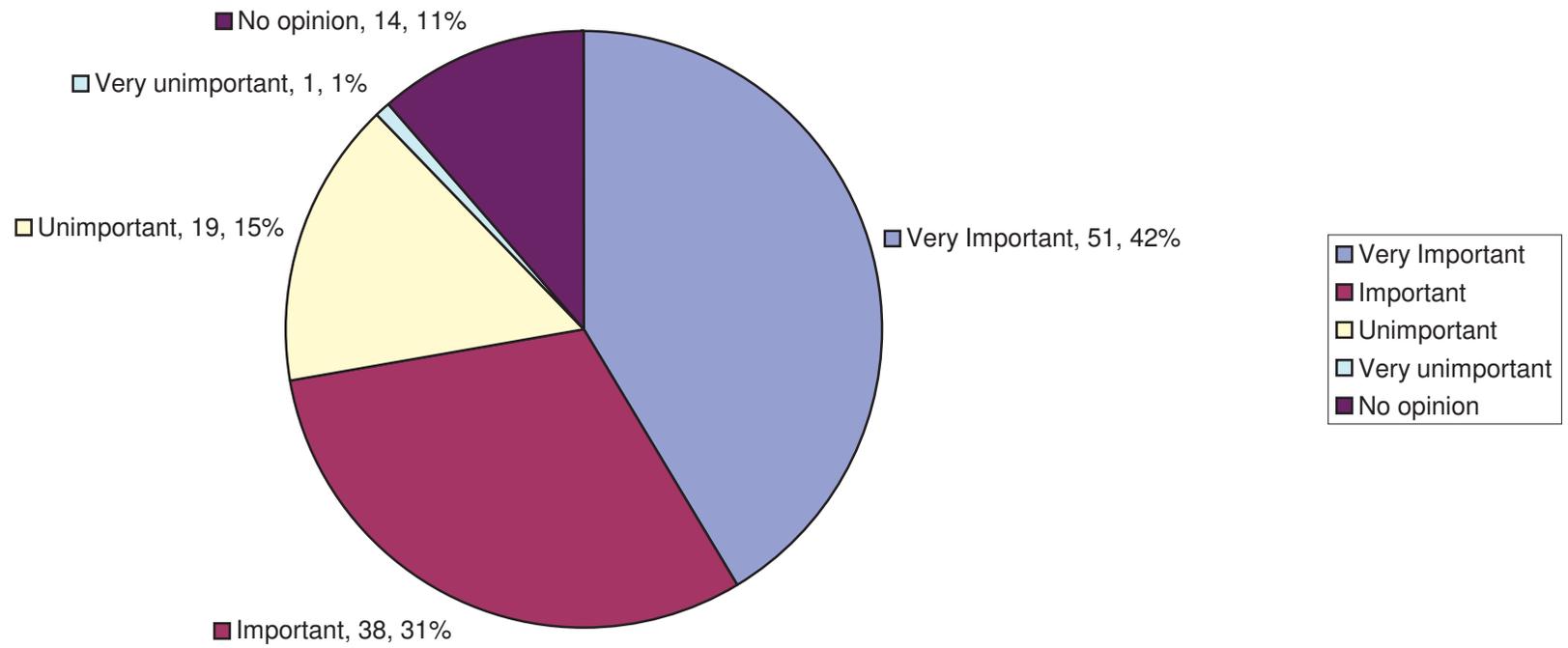
**What level of importance do you place on Availability of retail shopping?**



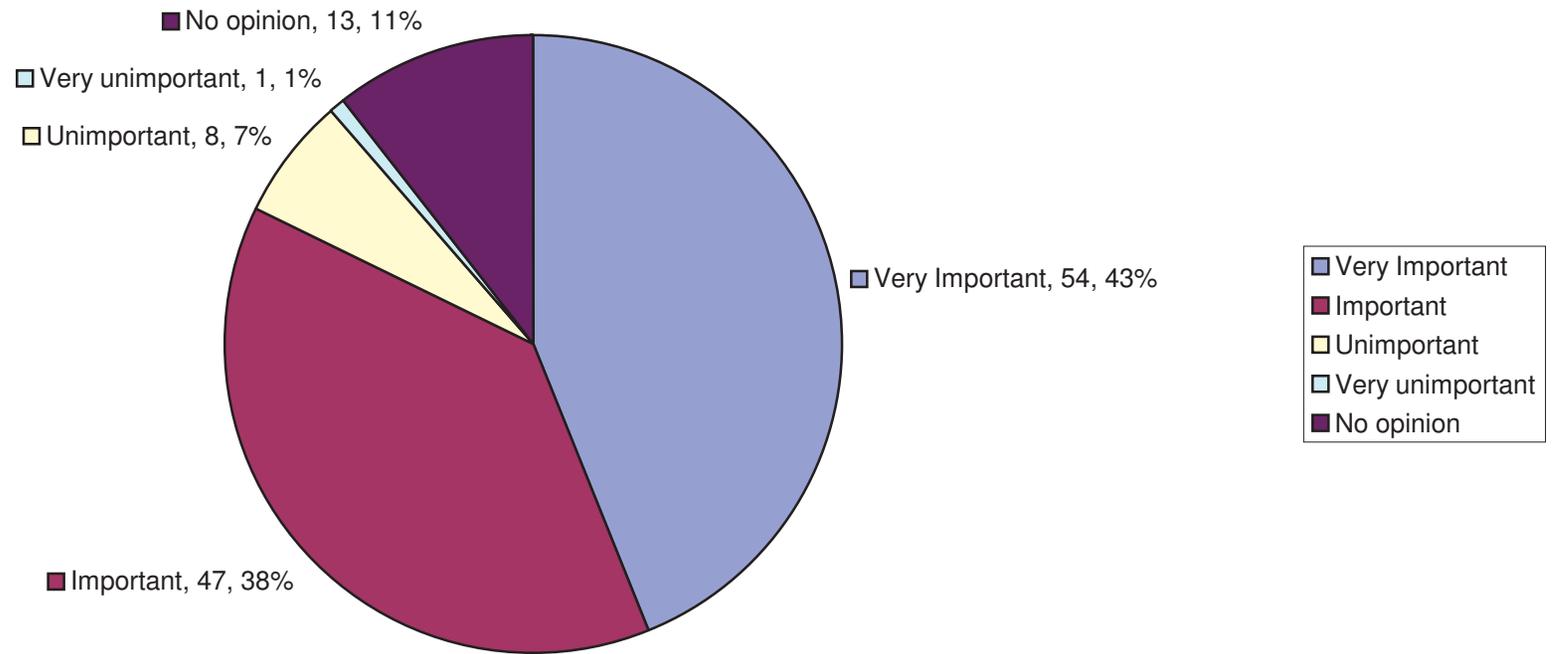
**What level of importance do you place on Availability of recreational opportunities?**



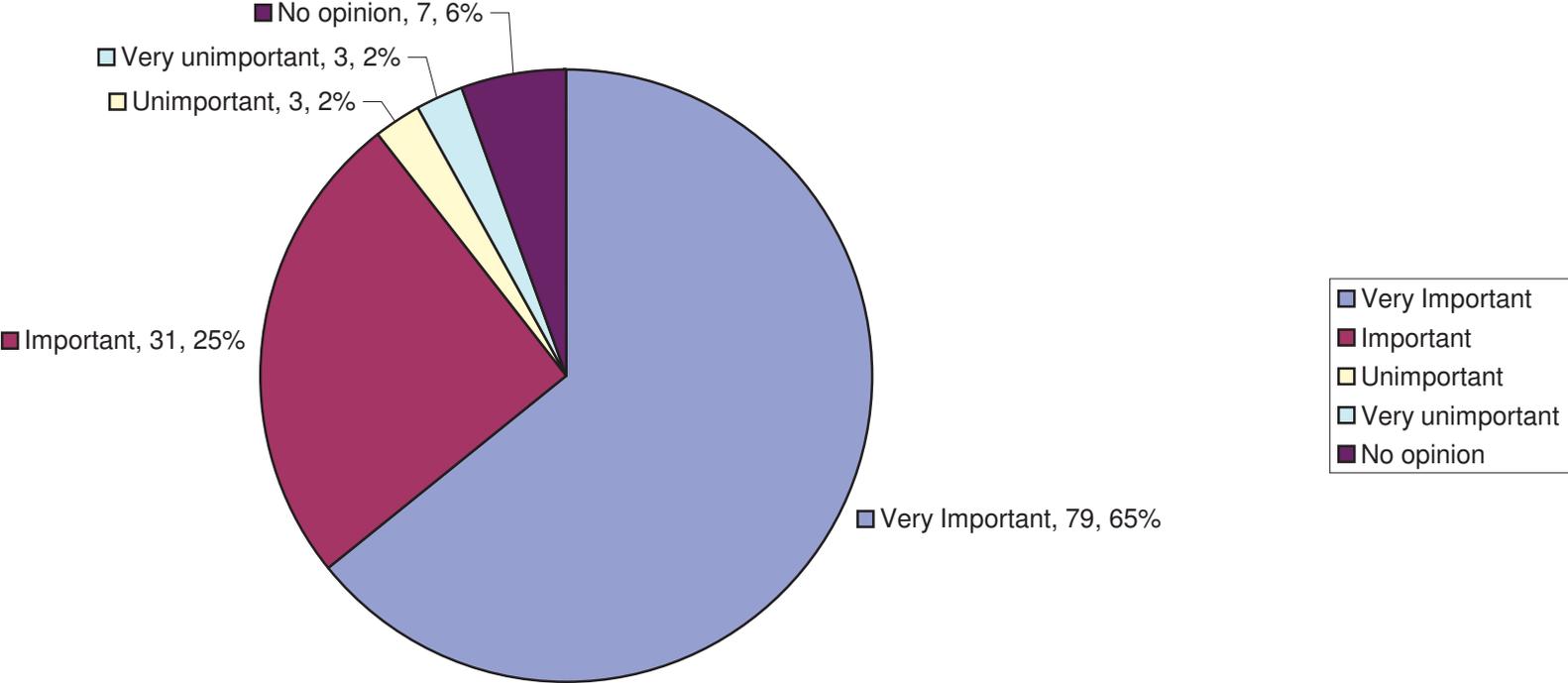
**What level of importance do you place on Opportunities for jobs and economic development?**



### What level of importance do you place on Value of taxation?



What level of importance do you place on a sense of safety and security?



### What level of importance do you place on Quality of city services?

